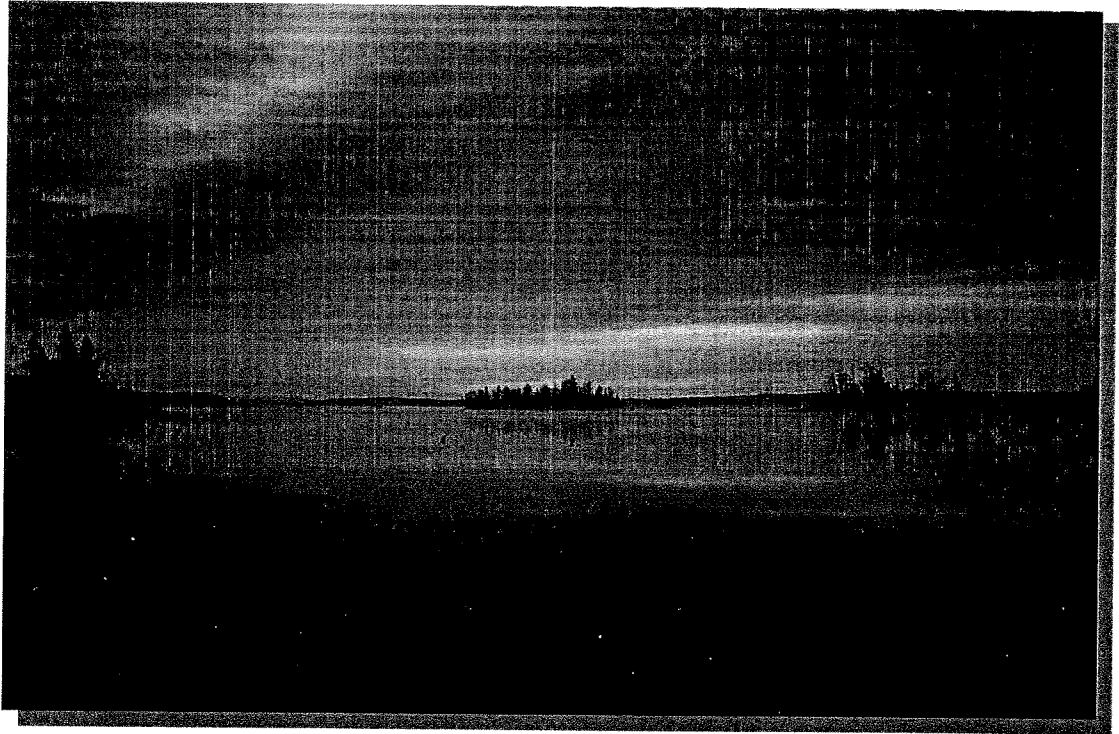


# **GILE FLOWAGE WATERSHED COMPREHENSIVE PLAN-PHASE I**



*Gile Flowage Sunrise*

**WISCONSIN DEPT. OF NATURAL RESOURCES  
LAKE PLANNING GRANT  
LPL-900-04**

**SUBMITTED JOINTLY BY THE  
TOWN OF CAREY AND THE TOWN OF PENCE  
IRON COUNTY, WISCONSIN**

**DECEMBER, 2004**

# **GILE FLOWAGE WATERSHED COMPREHENSIVE PLAN-PHASE I**

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*as per Lake Planning Grant Agreement*

Introduction

Map of Project Area

Grant Activities Timeline

Environmental Inventory of the Gile Flowage Watershed

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Phase I Preliminary Plan

A Steering Committee Of Stakeholders

Wisconsin Department of Natural Resources

Lake Planning Grant

LPL-900-04

In partnership with the  
Towns of Carey and Pence  
Iron County, Wisconsin

Gile Flowage Watershed Comprehensive Plan-Phase I

## **PHASE 1 PRELIMINARY PLAN**

Includes Land Use Plans to date from the Towns of Pence and Carey

## ELEMENT 1: ISSUES & OPPORTUNITIES

### 1.1 INTRODUCTION

Development of the Town of Pence's Comprehensive Plan begins with an overview of the community based on known information from the past to present and projections of the future covering a 20-year planning horizon. This element gives an overview of demographic trends and background information necessary to develop subsequent components of the comprehensive plan. This information would include past, present, and future population; household and employment forecasts; demographic trends; age distribution; education and income levels; and employment characteristics.

### 1.2 POPULATION CHARACTERISTICS

Looking at the characteristics of population for an area can help a community plan for the needs of the future. This section will look at both past population and the predictions of future growth for the Town of Pence and Iron County.

#### Population

As indicated in Table 1.1, population in the Town of Pence steadily declined from 1950 to 1990 and finally saw a small increase by 2000. Since 1950, the town has lost nearly 50 percent of its population. On a percentage basis, the town population has decreased more than the overall county population since 1950.

From 1920 to 1990, Iron County's population has generally been on the decline. Its population peaked in 1920 at 10,261 compared to a low in 1990 with 6,153 persons.

Table 1.1: Population Trends								
Location	1950	1960	1970	1980	1990	2000	Absolute Change 1950-2000	Percent Change 1950-2000
Town of Pence	371	314	234	191	181	198	-173	-46.6%
Percent of County Population	4.3%	4.0%	3.6%	2.8%	2.9%	2.9%		---
Iron County	8,714	7,830	6,533	6,730	6,153	6,861	-1,853	-21.3%

Source: U.S. Census Bureau

According to the Demographic Services Center, Department of Administration, the Town of Pence's official January 1, 2003 population estimate was 194 persons. This estimate represents a slight decline in population by 2.0 percent over the three-year period between 2000 and 2003.

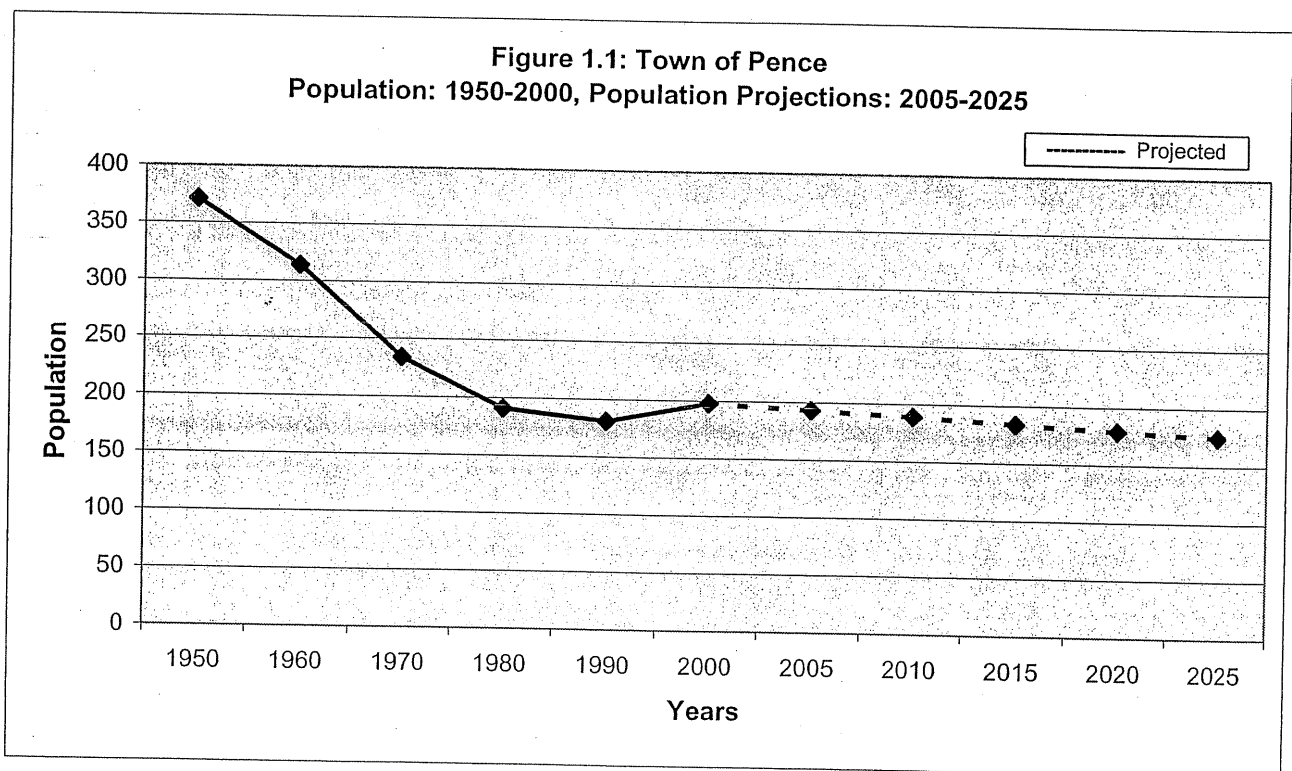


## Population Projections

Table 1.2 shows population projections for the Town of Pence and Iron County through 2025 as developed by the Demographic Services Center in accordance with Wisconsin Statute 16.96. These projections are based on past and current population trends and are intended as a base-line guide. These projections indicate that both the town and the county will experience declining population growth during this time frame. Figure 1.1 charts both the past population levels as well as the projected population change through 2025.

Table 1.2: Population Projections 2005 - 2025		
Year	Town of Pence	Iron County
2005	193	6,841
2010	189	6,830
2015	184	6,785
2020	179	6,719
2025	175	6,684
Absolute Change 2005-2025	-18	-157

Source: Wisconsin Department of Administration



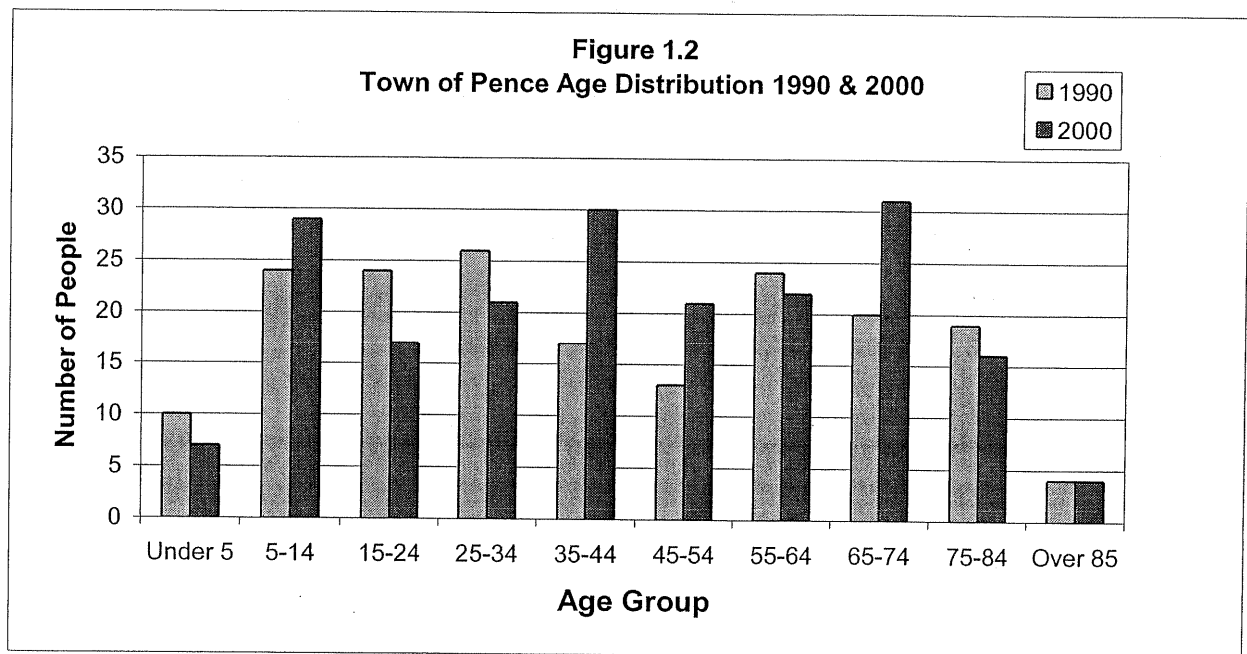
Sources: U.S. Census Bureau, WI Dept. of Administration

## **Population Composition**

Population figures and growth rates do not provide any insight about the characteristics of the population. To learn more about the people of the Town of Pence, information about race, sex, and age of the population must be examined.

In 2000, 91 males and 107 females resided in the Town of Pence. Town residents reported their race in the 2000 Census as the following: White, 97.5 percent; Asian, 0.5 percent; Some other race, 0.5 percent; and Two or more races, 1.5 percent. The median age of town residents is 43.0 years old compared to 38.0 years in 1990. In comparison, Iron County's median age is 45 years and the State of Wisconsin's median age is 36 years.

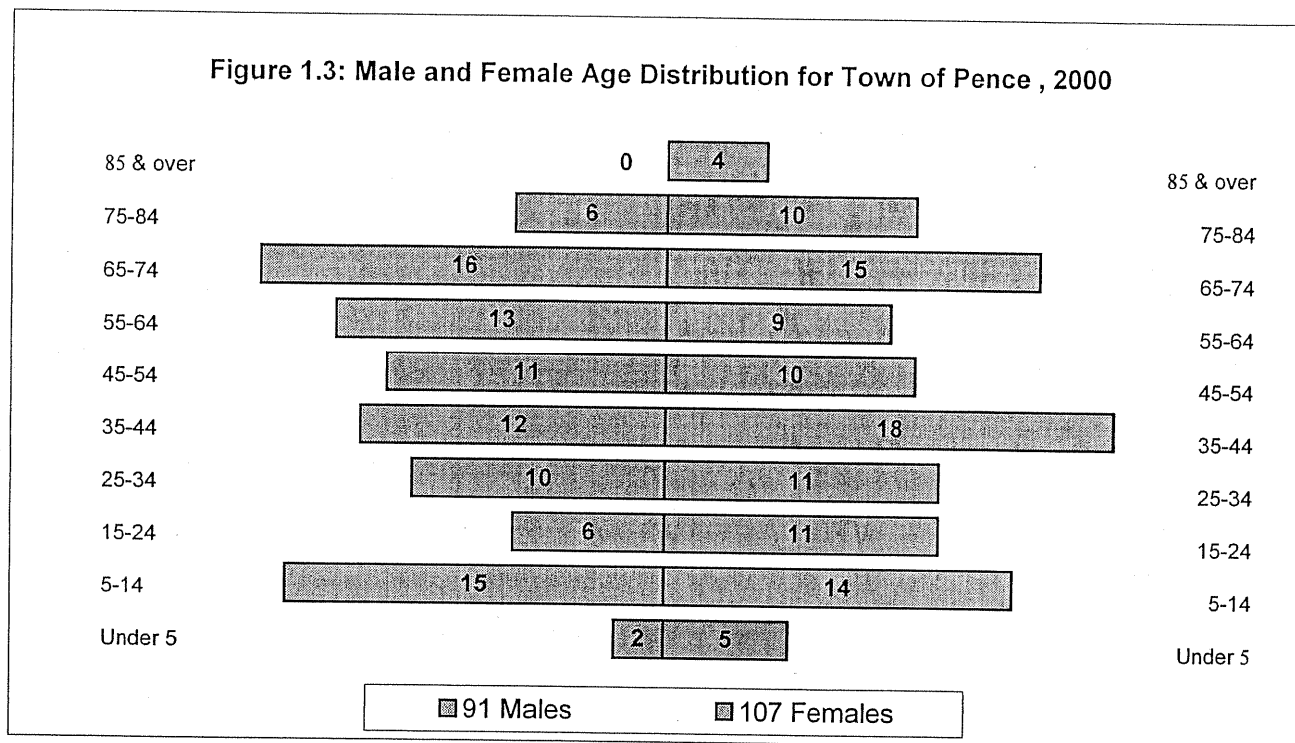
Figure 1.2 illustrates that between 1990 and 2000 the age groups of 15-24 years and 25-34 experienced decreases of 29 percent (7 persons) and 19 percent (5 persons), respectively. In addition, the under 5 age group lost 30 percent (3 persons). However, town residents in the 35-44 and 45-54 age group increased by 76 percent (13 persons) and 61 percent (8 persons), respectively, and the 55-64 age group saw an increase of 55 percent (11 people) between 1990 and 2000. Very apparent in this graph is the aging population and the flight of younger people out of the area.



Source: U.S. Census Bureau (1990 STF 1, 2000 SF 1)

The population pyramid in Figure 1.3 presents a visual depiction of the age categories in 2000. As stated previously, the median age for the Town of Pence is 43.0 years, which is 7 years more than the state median age. As shown in the chart, the longevity of the female population is easily seen in the 75-84 and 85 & over age groups.

Figure 1.3: Male and Female Age Distribution for Town of Pence , 2000



Source: U.S. Census Bureau, Census 2000 (SF 1)

### 1.3 HOUSEHOLD CHARACTERISTICS

Definitions referring to household characteristics may assist the reader in further understanding household figures. According to the U.S. Census Bureau:

A **household** includes all of the people who occupy a housing unit.

**Occupants** may consist of a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share a housing unit.

A **housing unit** is a house, apartment, mobile home, group of rooms, or single room occupied (or if vacant, intended for occupancy) as separate living quarters.

#### Household Trends and Projections

National and state trends have all moved towards an increase in the number of households, along with a decrease in the average persons per household. The main reasons for this decrease in household size include, but are not limited to: a decrease in birth rates, people waiting longer to get married, and an increase in the average life span thereby resulting in more elderly people living alone. The Town of Pence has followed this trend with an increase of 12 households since 1990. However, during this same period the number of persons per household has decreased from 2.51 in 1990 to 2.36 in 2000.

<b>Table 1.3 Town of Pence Households</b>	
	<b>Town of Pence</b>
<b>Total Households</b>	<b>84</b>
<b>1. Family households</b>	<b>57</b>
<b>a. Married-couple family</b>	<b>48</b>
<b>i. With own children under 18 years</b>	<b>19</b>
<b>ii. Without own children under 18 years</b>	<b>29</b>
<b>b. Female householder, no husband present</b>	<b>5</b>
<b>i. With own children under 18 years</b>	<b>3</b>
<b>ii. Without own children under 18 years</b>	<b>2</b>
<b>2. Nonfamily household</b>	<b>27</b>
<b>a. Householder living alone</b>	<b>21</b>
<b>i. Householder 65 years and over</b>	<b>18</b>

Source: U.S. Census Bureau, Census 2000 (SF 1)

Table 1.3 shows detailed household characteristics for the Town of Pence. Out of 84 households in the town, a large majority (68 percent) were family households. Of those family households, only 16 percent (9) were single person households. Of the 48 married-couple families, roughly 40 percent had children under 18 years old. Non-family households represented 32 percent of the total number of households. Of the 21 householders living alone, 86 percent were 65 years and over.

The number of households increased nearly 8 percent (6) from 1980 to 2000, as shown by U.S. Census data in Table 1.4. Also shown in Table 1.4 are household projections to the year 2025. Household projections for the Town of Pence show a net loss of 1 household from 2000 through 2025. However, due to the fact that the Gile Flowage provides numerous developable sites and properties, the town stands to gain rather than lose households.

Trends that have been identified as taking place throughout northern Wisconsin in the past 10 to 15 years also may impact the Town of Pence. One is the conversion of seasonal homes into permanent residences, especially by individuals at retirement age; and two is the conversion of permanent homes into seasonal homes as area residents retire and spend winters in a more temperate climate. As no specific data exists on these trends for the Town of Pence, it is difficult to definitively describe where and at what rate these conversions are taking place.

<b>Table 1.4 Number of Households 1980-2000 Household Projections 2005-2025</b>								
<b>TOWN OF PENCE</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Households	78	72	84	84	85	85	84	83

Source: US Census Bureau; Wisconsin Department of Administration, Demographic Services Center

## 1.4 INCOME AND POVERTY LEVELS

More than any other type of data, income data indicates how an area is doing economically. Income is measured several ways and this section will explain and compare some of those statistics for the Town of Pence and Iron County.

### **Household Income**

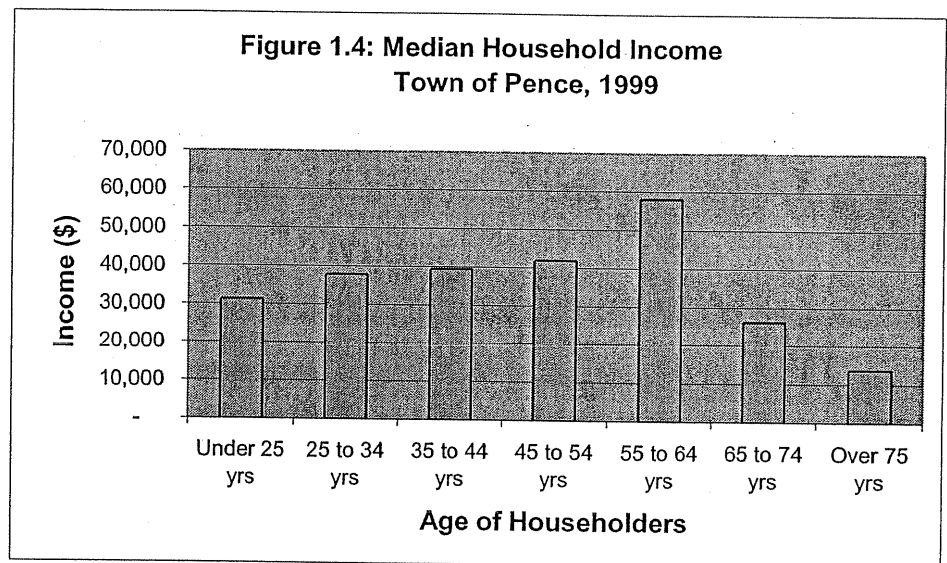
Table 1.5 identifies the average annual income for households in the Town of Pence as of 1999 and as reported by Census 2000. Of the town's households, 30 percent (about 26 households) had an annual income less than \$25,000. Only 10.5 percent (about 9 households) had an annual income under \$10,000 and no household had an annual income over \$100,000.

Table 1.5 Town of Pence Household Income, 1999	
Annual Income	Percent of Households
Less than \$10,000	10.5%
\$10,000 - \$14,999	10.5%
\$15,000 - \$24,999	9.3%
\$25,000 - \$34,999	26.7%
\$35,000 - \$49,999	20.9%
\$50,000 - \$99,999	22.1%
\$100,000 and over	0.0%

Source: U.S. Census 2000 (SF 3)

The median household income in the Town of Pence in 1999, and as reported by Census 2000, was \$31,250, compared to a median household income of \$29,580 for Iron County. As indicated in Figure 1.4, the median household income of residents between the ages of 45-64 was above \$40,000. These households consist of individuals in their more career productive years. Householders from 55-64 years old reported median incomes above \$50,000. Individuals in this age range are typically the highest earners.

The 2000 U.S. Census reported that 50 households have social security income, and 14 households were in receipt of other retirement income. This data most likely indicates the cause of a lower median household income among Pence residents aged 65 and older.



Source: U.S. Census 2000 (SF 3)

### **Per Capita & Per Capita Personal Income and Poverty Levels**

Per capita income (PCI) is defined as all resident income divided by population. It is composed of generally traceable money from wages, interest, dividends, welfare program payments, etc. It does not take into account money received from sale of property, money borrowed, exchange of money between relatives in same households, tax refunds, gifts, and insurance payments, which per capita *personal* income (PCPI) figures do take into consideration. However, PCPI is not available at the community level. The U.S. Census Bureau reports PCI and the Bureau of Economic Analysis, U.S. Department of Commerce, calculates PCPI at the county level on a yearly basis.

As indicated by Table 1.6, per capita income in 1999 for the Town of Pence was lower than the Iron County PCI and significantly lower than the state PCI. In comparison to other nearby municipal civil divisions in Iron County, Pence's per capita income is lower than Kimball (\$19,100), Carey (\$24,918), Knight (\$15,278), and the Cities of Hurley (\$14,554) and Montreal (\$17,097). Per capita personal income for Iron County is only 73 percent of the state PCPI.

Poverty rates are determined on the basis of money income and, therefore, do not reflect the fact that many low-income people receive non-cash benefits. As shown in Table 1.6, the percent of town inhabitants below the poverty level was less than the average for Iron County and also the State of Wisconsin.

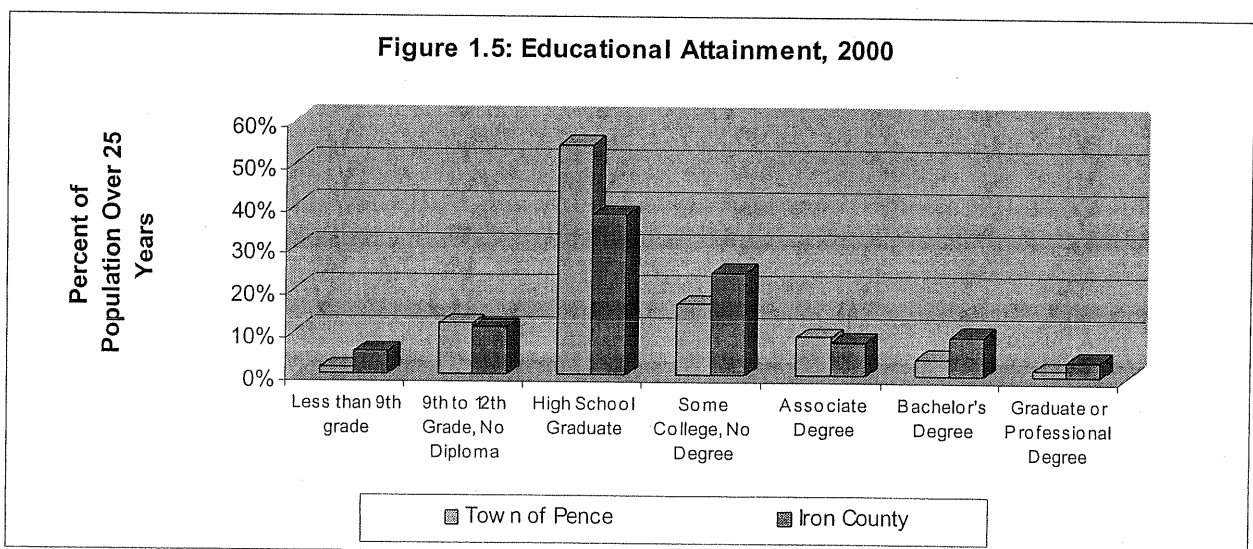
Table 1.6: Income Levels and Poverty Rates			
	Town of Pence	Iron County	State of Wisconsin
Per Capita Income, 1999	\$14,070	\$17,371	\$21,271
Per Capita Personal Income, 2001	NA	\$21,936	\$29,196
Percent of individuals below poverty level	2.1%	11.1%	8.7%

Sources: U.S. Census Bureau, Census 2000; U.S. Bureau of Economic Analysis

## 1.4 EDUCATIONAL ATTAINMENT

A good indicator of economic potential for an area is the educational attainment of its residents. Generally, a high level of educational attainment reflects a skilled population with higher earnings potential.

Figure 1.5 illustrates the level of educational attainment for the persons age 25 and over in the Town of Pence and Iron County. Roughly 6 percent of Pence residents and 13 percent of Iron County residents have a college degree, compared to almost 23 percent for the state.



Source: U.S. Census 2000 (SF 3)

## 1.5 EMPLOYMENT CHARACTERISTICS

A community's labor force consists of all individuals age 16 and older who are employed or unemployed and looking for work. No specific labor force data is available at the town level on a yearly basis; therefore, county data is used.

A recent publication by the Wisconsin Department of Workforce Development stated, "Demographic projections prepared by the Wisconsin Department of Administration suggest that the state will be faced with a significant labor shortage within the next 10 to 15 years as the number of people turning 65, fueled by the aging of the "Baby Boomer" generation surpasses the number of people turning 18 due to low birth rates and slowing migration patterns. Consequently, the number of workers entering the labor force will not be sufficient to replace those ending their working careers".<sup>1</sup>

Iron County's labor force, as shown in Table 1.7, has fluctuated up and down over the last ten years. Also, unemployment rates in 2002 and 2003 climbed to the highest level since 1993.

Table 1.7: Iron County Labor Force Data										
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
<b>Labor Force</b>	3,165	3,123	3,268	3,295	3,216	3,201	3,304	3,383	3,342	3,406
<b>Employed</b>	2,905	2,898	3,004	3,035	2,963	3,015	3,085	3,148	3,057	3,117
<b>Unemployed</b>	261	225	264	260	253	186	219	235	285	289
<b>Unemp. Rate</b>	8.2%	7.2%	8.1%	7.9%	7.9%	5.8%	6.6%	7.0%	8.5%	8.5%

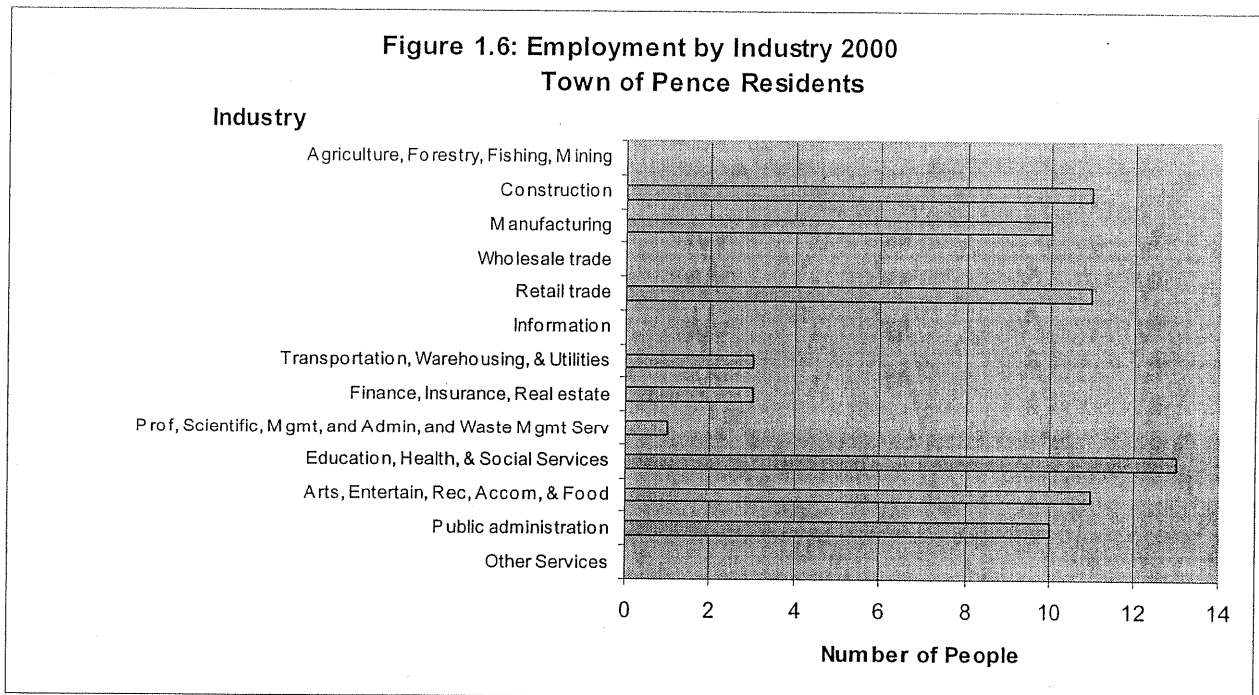
Source: Wisconsin Department of Workforce Development, LAUS

### Employment by Industry

According to the 2000 U.S. Census, approximately 73 residents of the town (16 years and over) were employed. Figure 1.6 displays resident employment data categorically delineated by industry. As indicated by the chart, the education, health, and social services industry sector employed the most residents (13) at 18 percent. The retail trade, arts/entertainment/recreation, and construction industries each employed 11 town residents. Two of the largest employers in Iron County are manufacturers. Approximately 10 Town of Pence residents worked in manufacturing.

Of the Town of Pence residents that commuted to work, only 11 percent, or 8, worked in the town. Over 34 percent of town residents worked in the City of Hurley and 27 percent worked in neighboring Gogebic County. See Element 6 for details of commuting patterns and areas where residents were employed.

<sup>1</sup> Mortarboards, Paychecks, and Crystal Balls: The Link Between Education and Wisconsin's Labor Force, October 2002



Source: U.S. Census 2000 (SF 3)

### **Pence Employers**

Table 1.8 lists the employers in the Town of Pence as reported by the Wisconsin Department of Workforce Development in March 2003. Businesses without paid employees are not included in the report from the WI DWD. Within the employment ranges, however, the companies are not necessarily in rank order.

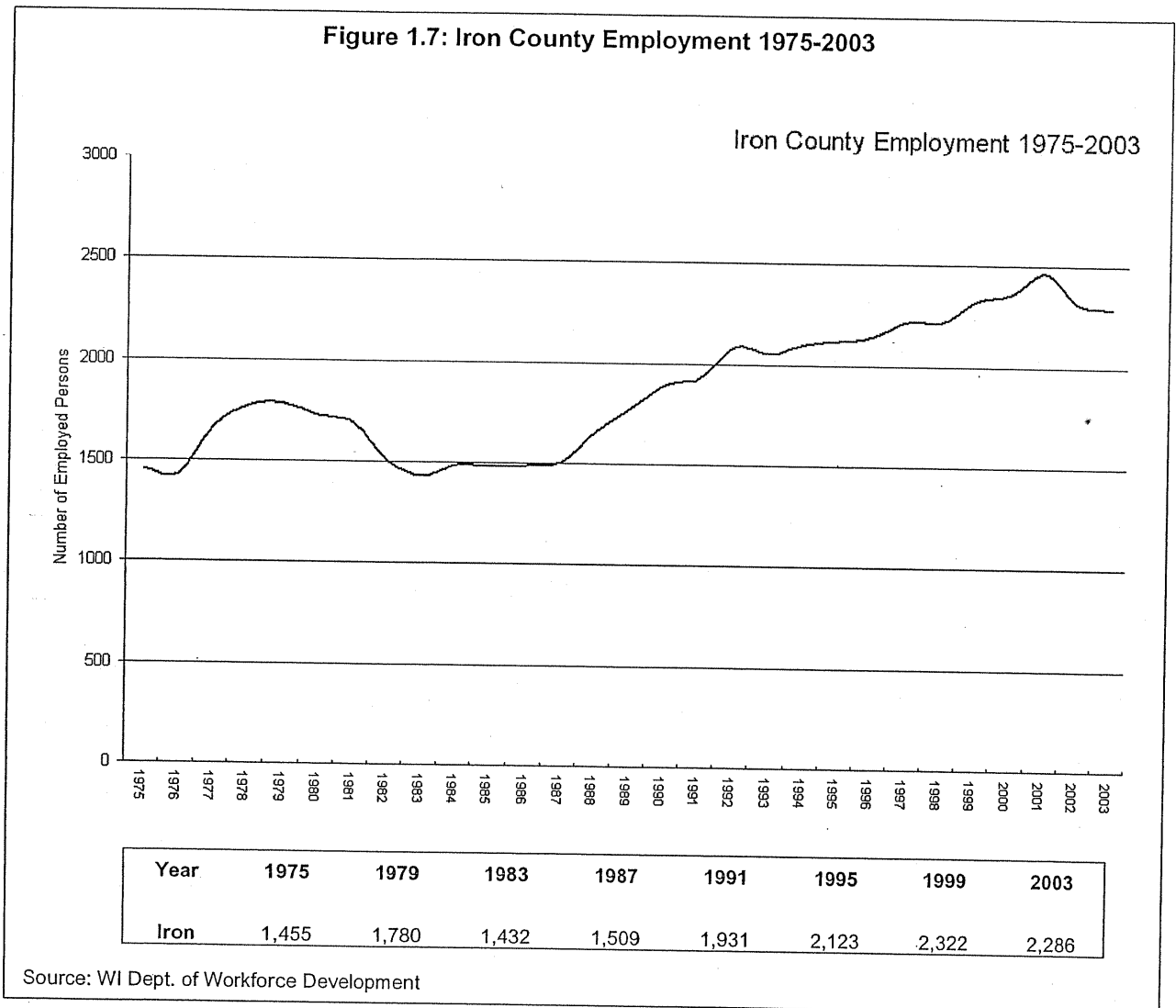
Table 1.8: Employers in Pence by Number of Employees		
Employer Name	Product or Service	Employment Size Range
Daniel Turner	Drinking Place	5-9
Town Of Pence-Iron County	Executive & Legislative Office	5-9
Ross Peterson Construction Co	Heavy & Civil Engineering Construction	1-4
Planet Picasso Landscapers Inc	Landscaping Services	1-4
Brackett & Son	Construction Sand & Gravel Mining	0

Source: WI Department of Workforce Development, March 2003



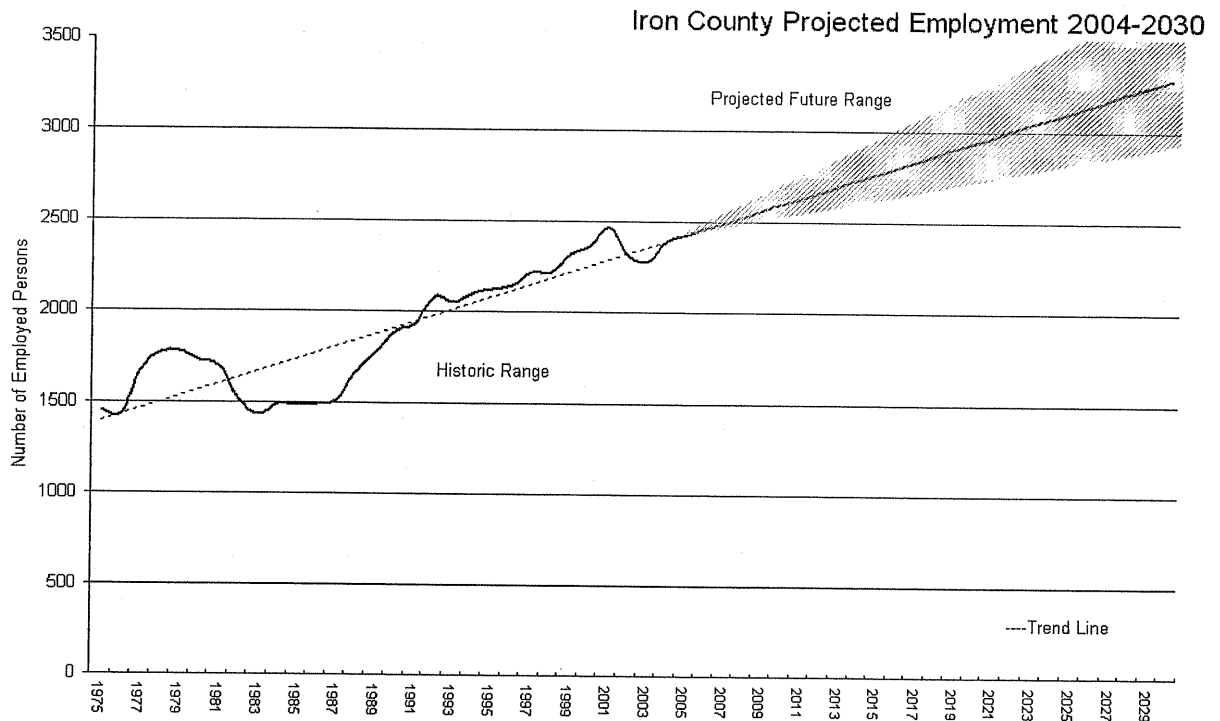
### **Iron County Employment Forecast**

Based on data from the Wisconsin Department of Workforce Development (DWD) highlighting the number of jobs with employers located in Iron County from 1975 to 2003, employment projections were developed by NWRPC to 2030. Figure 1.7 shows the employed persons for 1975 to 2003 and Figure 1.8 shows not only the past employment data but also the employment projections for future years to 2030.



Employment projections for Iron County were derived by analyzing the local employment data from 1975-2003. The “trend line” in Figure 1.8 depicts a “best fit” of the known data values and a projection of the future data values. The shaded area in Figure 1.8 represents a range of probability, meaning that it is more likely that the future value will fall somewhere within this range rather than directly along the trend line. This is a very simplistic model to be used for general planning purposes. The Wisconsin DWD will be developing more detailed county projections.

**Figure 1.8: Iron County Projected Employment 2004-2030**



Year	2005	2010	2015	2020	2025	2030
Iron	2,428	2,601	2,773	2,946	3,118	3,291

Source: WI Dept. of Workforce Development; NWRPC Projections

## **1.6 OVERALL GOAL STATEMENT**

The Town of Pence has prepared a number of goals and objectives that include actions and policies in addressing land use and other activities of the town. For purposes of this planning process, actions identified through the plan are also defined as policies. The goals and objectives are intended to assist the town board and local property owners in implementing actions deemed important and in the interest of the community. It is imperative the set of goals, objectives, and actions described in this plan are implemented to fully achieve the desired outcome. A full set of the goals, objectives, and actions are included in the implementation element of this plan.

The overall goal is to maintain the quality of life in the Town of Pence. To do this, the overall objective of the Town of Pence is to guide future development and redevelopment of the community in a manner consistent with the element goals, objectives, actions, and identified programs contained in this document. The overall action is to adopt and implement the comprehensive plan and continue to work with the county and adjacent and overlapping jurisdictions. The overall programs and actions outlined throughout the comprehensive plan represent the methods to achieve the overall plan goal.

## ELEMENT 2: HOUSING

### 2.1 INTRODUCTION

Housing characteristics are related to the social and economic conditions of a community's residents and are an important element of a comprehensive plan. Information in this element will provide data about the current housing stock, as well as identify significant changes in the number of housing units and other housing characteristics. The ability of a community to provide an adequate housing supply for all persons and income levels is key to its economic prosperity and the well being of its inhabitants.

### 2.2 EXISTING HOUSING CHARACTERISTICS

Table 2.1 addresses the number and type of housing units for the period 1980-2000. During that time frame, total housing units had a net increase of 14, or 11.5 percent. Occupied housing units (households) continued to gain during that time frame, as did vacant units. However, the number of seasonal or occasional use housing units showed a net loss of 2 units by year 2000.

**Table 2.1: Housing Stock 1980-2000**

Town of Pence	1980	1990	2000	Change 1980-1990	Change 1990-2000
Total Housing Units	122	97	136	-25	39
Total Occupied Housing Units (Households)	78	72	84	-6	12
Owner-Occupied Units	70	68	81	-2	13
Renter Occupied Units	8	4	3	-4	-1
Vacant Units	9	14	19	5	5
Seasonal or Occasional Use Units	35	11	33	-24	22
Average Household Size	2.45	2.51	2.36	0.06	-0.15

Source: US Census Bureau 1980, 1990, 2000

A gradual decline of inhabitants per occupied household (average household size) is occurring throughout Iron County and northern Wisconsin. The central trends causing this decline include the out migration of inhabitants over the age of 18 for work or school, overall smaller family sizes, fewer families with children moving into the town, and fewer children being born to town residents. Additionally, many households are composed of retired couples or are single person households. Table 2.1 indicates that in 2000 the Town of Pence had an average of 2.36 persons per household, representing a decline from 1990.

### Occupancy Characteristics

Table 2.2 compares in detail the occupancy and tenure characteristics for the Town of Pence, Iron County, and the State of Wisconsin. As referenced in the table, 52 (38.2%) of all town housing units in 2000 were identified as vacant with 63.5 percent of those vacant units reported as seasonal, leaving a “true” vacancy rate of 14 percent. In comparison, Iron County had 46.0 percent of housing units vacant (82.3% seasonal) for a “true” vacancy rate of 8.1 percent. Because of the high seasonal housing levels, housing vacancy rates in the town and the county were greater than the state rate.

According to Census 2000, renter-occupied units comprised only 3.6 percent of all occupied housing units in the Town of Pence. Compared to 19.3 percent for the county and 31.6 percent for the state, the town percentage is considerably lower.

**Table 2.2: Total Housing Units, Occupancy, and Tenure;  
Town of Pence, Iron County, and State of Wisconsin, 2000**

Housing Units	Town of Pence		Iron County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
<b>Total Units</b>	<b>136</b>	<b>100.0%</b>	<b>5,706</b>	<b>100.0%</b>	<b>2,321,144</b>	<b>100.0%</b>
<b>Occupied</b>	<b>84</b>	<b>61.8%</b>	<b>3,083</b>	<b>54.0%</b>	<b>2,084,544</b>	<b>89.8%</b>
Owner	81	96.4%	2,489	80.7%	1,426,361	68.4%
Renter	3	3.6%	594	19.3%	658,183	31.6%
<b>Vacant</b>	<b>52</b>	<b>38.2%</b>	<b>2,623</b>	<b>46.0%</b>	<b>236,600</b>	<b>10.2%</b>
For Rent	1	1.9%	189	7.2%	38,714	16.4%
For Sale	1	1.9%	69	2.6%	17,172	7.3%
Seasonal	33	63.5%	2,159	82.3%	142,313	60.1%
Other	17	32.7%	206	7.9%	38,401	16.2%

Source: U.S. Census 2000, SF1

Table 2.3 compares selected housing characteristics for the Town of Pence with surrounding communities and Iron County. The Town of Pence had a lower percentage of seasonal, recreational, or occasional use housing units than the other areas listed in the table except for the Town of Kimball. The town’s median housing value in 2000, as reported by specified owner-occupied units, was \$36,600, which was the lowest of the surrounding communities and the county.

**Table 2.3: Comparison of Housing Characteristics**

	Town of Pence	Town of Carey	Town of Kimball	Town of Knight	Iron County
Total Housing Units	136	176	273	235	5,706
% Occupied Housing Units	61.8%	42.6%	79.1%	51.9%	54.0%
% Seasonal	24.3%	49.4%	11.7%	41.7%	37.8%
*Median Housing Value	\$36,600	\$52,500	\$61,900	\$37,000	\$58,900

Source: U.S. Census 2000, SF1 and SF3

\* Specified owner-occupied units

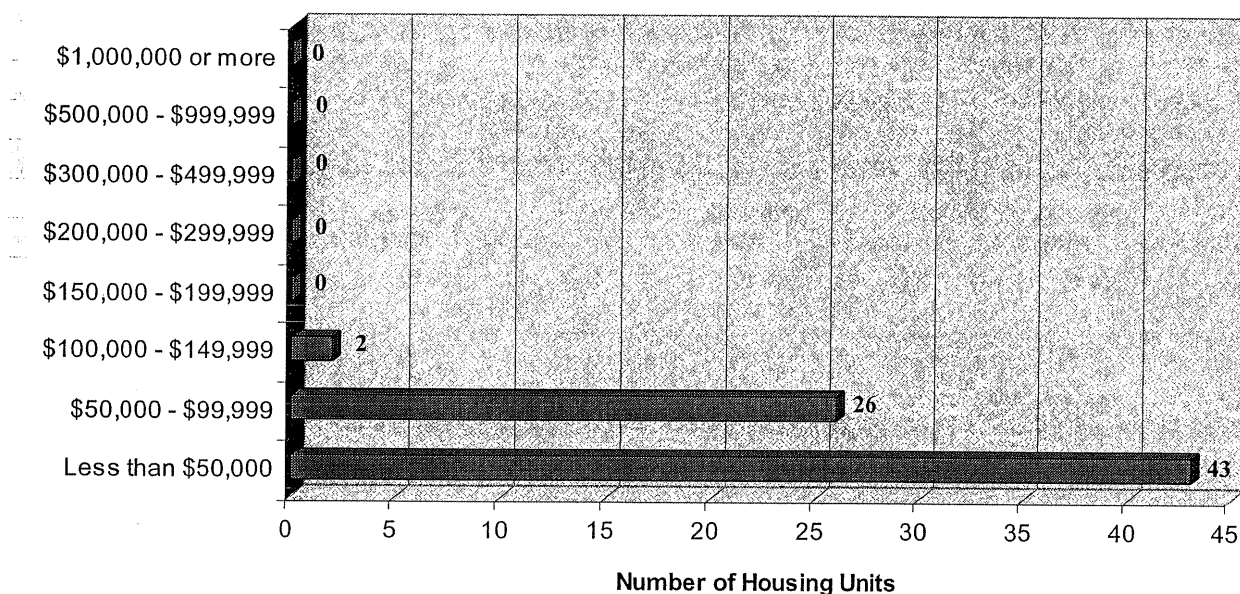
### **Value Characteristics**

Some statistical data represented in this chapter is based on long form census data. **Specified owner occupied housing units** is defined by the U.S. Census Bureau as the following: Total number of owner occupied housing units described as either a one family home detached from any other house or a one family house attached to one or more houses on less than 10 acres with no business on the property.

From 1990 to 2000, an increase occurred in the median value of specified owner-occupied housing units in the Town of Pence. The median value was \$36,600 in 2000 compared to \$22,100 in 1990. According to Census 2000 data, the value of housing units (specified owner-occupied) covered a range from less than \$10,000 to \$124,999.

Figure 2.1 shows a detailed breakdown of existing housing values in the town. Of the reporting sample of 71 specified owner-occupied housing units in the town, roughly 37 percent (26 units) are valued between \$50,000 and \$100,000. Only 2 units are valued over \$100,000 and 43 units, or 61 percent, are valued at less than \$50,000.

**Figure 2.1: Value of Specified Owner Occupied Housing Units, 2000**



Source: U.S. Census Bureau, SF3

Affordability of owner and renter occupied units is critical to sustaining population and employment levels for local businesses. According to the U.S. Department of Housing and Urban Development (HUD), affordable housing costs including utilities, taxes, mortgage or rent payments, and insurance should not be greater than 30 percent of the total household income. If the housing costs are greater than 30 percent, households may have difficulty making ends meet. Table 2.4 shows the monthly owner costs as a percent of household income in 1999 as reported by Census 2000. In the Town of Pence, roughly 16 percent of the specified owner-occupied units exceeded 30 percent of their household income.

**Table 2.4: Monthly Owner Costs as a Percent of Household Income – 1999**

Percent of Household Income	Units	Percent of Specified Units
Less than 15 Percent	37	52.1%
15.0 to 19.9 Percent	8	11.3%
20.0 to 24.9 Percent	9	12.7%
25 to 29.9 Percent	6	8.5%
30.0 to 34.9 Percent	2	2.8%
35.0 Percent or More	7	9.9%
Not Computed	2	2.8%
Total Specified Units	71	100.0%

Source: U.S. Census Bureau, SF3

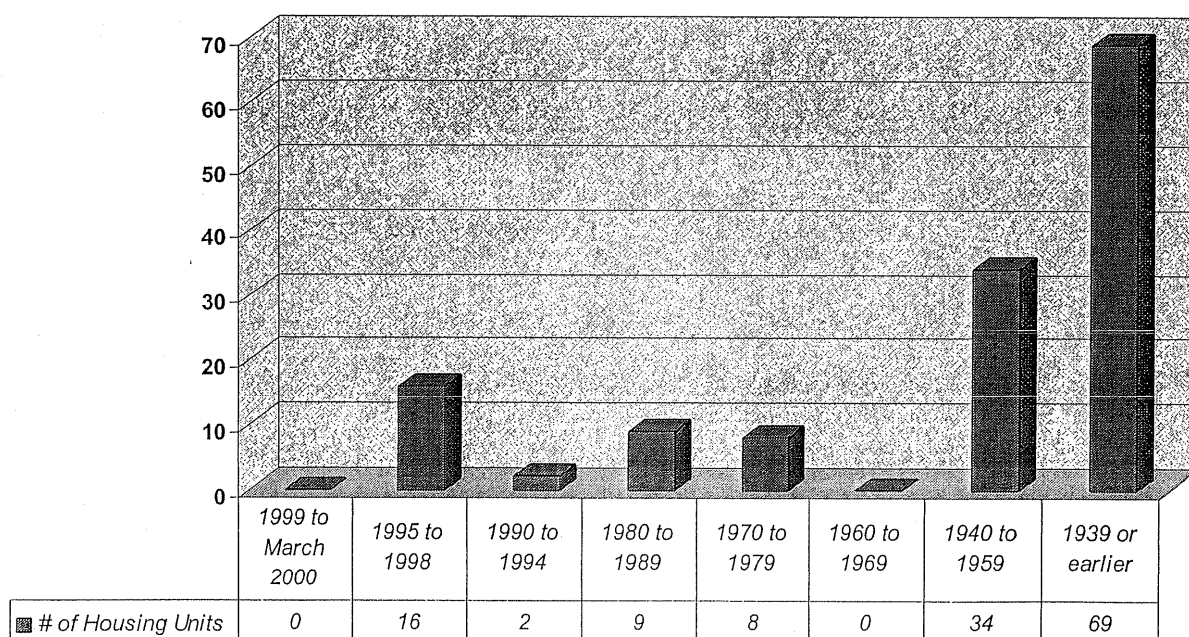
### **Age Characteristics**

Understanding the relative age of the housing stock is a good indicator of the condition of the available housing units. Table 2.5 lists the percent of the town's total housing stock by the decade in which it was built. Figure 2.2 depicts the age of the housing units by year built with a more detailed breakdown of quantity of units for the decade from 1990 to March 2000. As indicated by the table and the graph, 75 percent of the housing stock was built prior to 1960, which may account for the low median value.

**Table 2.5: Age of Housing Stock**

Town of Pence Year Structure Built	Percent of Total Housing Stock
1990 to March 2000	13.0%
1980 to 1989	6.5%
1970 to 1979	5.8%
1960 to 1969	0.0%
1940 to 1959	24.6%
1939 or earlier	50.0%
<b>Total</b>	<b>100%</b>

Source: U.S. Census 2000, SF3

**Figure 2.2: Age of Housing Stock**

Source: U.S Census 2000, SF3

### **Structural Characteristics**

Table 2.6 references the type of structural housing units in the Town of Pence as reported by the U.S. Census Bureau in 1980, 1990, and 2000. Approximately 90 percent of town housing units were 1-unit detached dwellings and 4 percent were mobile homes. As indicated, very few multi-family units are located in the town.

**Table 2.6: Units in Structure 1980-2000**

	1980	1990	2000
1-Unit Detached	111	92	124
1-Unit Attached	0	0	0
2-4 Unit (multi-family)	8	2	8
5 or more Unit (multi-family)	0	0	0
Mobile Home or Trailer	4	1	6
Boat, RV, Van, Other	0	2	0

Source: U.S. Census Bureau: 1980 STF3A, 1990 STF1, 2000 SF3

**Table 2.7: Number of Rooms in Housing Units**

Rooms	1990	2000
1 room	0	0
2 rooms	0	4
3 rooms	5	0
4 rooms	14	18
5 rooms	27	46
6 rooms	25	37
7 rooms	11	21
8 rooms	12	6
9 or more rooms	3	6

Source: U. S. Census Bureau: 1990 STF1, 2000 SF 3

Table 2.7 shows the number of rooms in total housing units for the Town of Pence as reported by the U.S. Census Bureau for the years 1990 and 2000. The percent of representation in each size of housing unit has been fairly consistent in the decade from 1990 to 2000. Numerically, the largest increases were in 5 and 6-room dwellings.

### **Comprehensive Plan Survey Results on Housing**

Roughly 49 percent of Town of Pence respondents feel the overall quality of housing in their community is good, with only 8 percent rating it as poor; however, 41 percent think the overall quality is only fair. Furthermore, approximately 53 percent believe that dilapidated/abandoned buildings and houses are a problem in their local community. Table 2.8 summarizes the results from the survey with regard to the type of housing respondents feel is needed in their community. Overall, the responses to the survey indicated a need for rehabilitation of existing homes and more moderately priced homes.



Table 2.8: Type of Housing Needed in Town

	Town of Pence		Resident		Non-resident	
Single-Family Homes	206	25.8%	104	51.2%	99	48.8%
Moderately Priced Homes	276	34.6%	147	54.0%	125	46.0%
Higher Priced Homes	63	7.9%	20	32.3%	42	67.7%
Duplexes	51	6.4%	32	65.3%	17	34.7%
Apartments	73	9.1%	53	73.6%	19	26.4%
Manufactured (Mobile) Homes	15	1.9%	9	60.0%	6	40.0%
Mobile Home Parks	14	1.8%	7	53.8%	6	46.2%
Housing for Seniors	126	15.8%	45	36.9%	77	63.1%
Public/Subsidized Housing	37	4.6%	21	58.3%	15	41.7%
Rehabilitation of Existing Homes (weatherization, etc.)	297	37.2%	111	38.0%	181	62.0%

Source: Town of Pence Comprehensive Plan Survey, Town Responses = 798

Residents should be encouraged to seek rehabilitation assistance from Iron County's housing RLF program. Additionally, the town and local residents should investigate weatherization programs from local housing authorities and other agencies.

## 2.3 PROJECTED HOUSING CHARACTERISTICS

As reported by the U.S. Census Bureau and shown in Table 2.1, the Town of Pence experienced a modest increase of 18 housing units since 1980. Table 2.9 indicates that based on population and household projections, continued growth is not expected for the town to the year 2025. Projections indicate that by 2010 the town will gain only 2 units and by 2025 the town will have suffered a decline of 4 units for a net loss of 2 units by 2000.

Table 2.9: Projected Housing Characteristics 2005-2025

Town of Pence	2000	2005	2010	2015	2020	2025
Total Housing Units	136	136	138	138	136	134
Total Occupied Housing Units (Households)	84	84	85	85	84	83
Owner-Occupied Units	81	81	82	82	81	80
Renter Occupied Units	3	3	3	3	3	3
Vacant Units	52	52	53	53	52	51
Seasonal Units	33	33	33	33	33	33
Average Household Size	2.36	2.30	2.22	2.16	2.13	2.11

Source: US Census Bureau, Wisconsin Department of Administration, Northwest Regional Planning Commission

Projected housing units were derived using known housing trends and making future assumptions based on past trends. Based on data regarding projected population and number of households, it was assumed that a decline in the average household size to the year 2025 would

continue. An assumption was also made that the ratio between seasonal units and occupied units would remain the same as that represented in 2000 to the year 2025. The following formulas were utilized in projecting future housing units.

TOTAL HOUSING UNITS: Sum of all housing units including occupied, vacant, and seasonal.

TOTAL OCCUPIED HOUSING UNITS: Projected year population divided by projected year persons per household.

OWNER-OCCUPIED UNITS: Projected year total occupied housing units minus projected year renter occupied units.

RENTER-OCCUPIED UNITS: Previous year renter units divided by previous year occupied units times projected year occupied units.

VACANT YEAR UNITS: Projected year occupied units times previous year vacant year round units divided by previous year occupied units.

SEASONAL UNITS: Previous year seasonal units divided by previous year round units times projected year round units.

## 2.4 HOUSING PROGRAMS

The Wisconsin comprehensive planning legislation requires Iron County to compile a list of programs to provide an adequate housing supply that meets existing and forecasted housing demand. Below are housing programs available to developers or the county:

### **WHEDA (Wisconsin Housing and Economic Development Authority)**

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

### **USDA-Rural Development**

Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

### **Community Development Block Grant (CDBG) Housing Rehabilitation**

Housing rehabilitation funds are made available through the Department of Housing and Urban Development, Washington, DC as a pass through to the State of Wisconsin. CDBG housing rehabilitation funds are available to municipalities to help offset rehabilitation costs by eligible homeowners, renters, and landlords.

**Community Development Block Grant Emergency Assistance Program (CDBG-EAP)**

Emergency assistance funds are available to assist local governments in responding to emergency housing needs. The funds are provided to low to moderate-income families who are homeless due to natural disasters, as well as family groups who meet the state definition of homeless.

**Northwest Affordable Housing Inc.**

Northwest Affordable Housing Inc. is a 501(C)(3) non-profit organization that is able to obtain funds that are not available to the general public for the purpose of promoting affordable and accessible housing for low- and moderate-income persons.

**Indianhead Community Action Agency**

This agency provides weatherization (insulation, windows, doors, energy efficient furnaces, etc.) or that helps homeowners with even the most modest or extensive home repairs.

**Tomorrow's Home Foundation**

The Tomorrow's Home Foundation was created in 2000 for several purposes, including assisting disabled persons in the purchase of a manufactured or modular home via a down payment assistance grant, providing emergency assistance grants designed to make critical repairs so that individuals and families can stay in their manufactured or mobile home, create a method and mode for disposing of old, uninhabitable mobile homes that were blighting the countryside and educating the manufactured and modular housing industry. At the present time, the Tomorrow's Home Foundation only operates in the State of Wisconsin.

**Iron County Housing Committee**

The Iron County Housing Committee oversees redistribution of recycled housing dollars and contracts with Northern Wisconsin Housing Inc. in Mellen. As money becomes available through recycled dollars, it can be re-distributed. Funds can be used for any type of home improvements. Typically, 2-3 rehabilitation jobs are done each year.

**Weatherization Program**

This program included a five-county area and participants are eligible for funds for home energy improvements.

**Rural Housing - HCRI (Housing Cost Reconstruction Initiative)**

This State of Wisconsin administered program, administered through the Department of Commerce, provides funds for housing down payment and closing costs to low-moderate income families. Funds are also used for delinquent rent, utility bills, mortgages, security deposits, and back taxes.

**State Veterans Association**

Provides funding for new home construction and well and septic replacement.

**Iron County Human Services**

Provides Iron County residents with energy assistance, furnace repairs and replacement etc. This office keeps record of people's who are in need of some type of housing repair in Iron County.

**Northwest Community Service Agency (NWCSA)**

NWCSA is a non-profit organization that works to promote the self-sufficiency of the low income. A few of the programs which make up this agency are, WIC, Fuel Assistance, Rental Rehabilitation, Kinship Mentoring, Transitional Housing, Memory Lane and the Food Shelf.

**2.5 HOUSING GOALS AND OBJECTIVES**

A set of recommended goals and objectives has been developed to assist the Town of Pence in the area of housing. Implementation of the identified objectives will assist in achieving the overall goal.

**Goal: Encourage safe and affordable housing and sanitary neighborhoods for town residents.**

- Objective 1    Limit mobile homes to non-shoreland areas.
- Objective 2    Investigate implementing a town code regarding the appearance of structures both stationary and mobile especially those within view of town roads.
- Objective 3    Encourage housing development that compliments a northwoods aesthetic character of the town.
- Objective 4    Encourage Iron County to enforce blight ordinances.

## ELEMENT 3: TRANSPORTATION

### 3.1 INTRODUCTION

The transportation network is the backbone upon which a community bases its economy, access to resources and connection to other communities forming a critical link to continued development and growth. Maintenance and repair, in addition to periodic additions and enhancements to this system, are essential for preserving connectivity for county residents, visitors, and businesses. This is also very important in winter months as this area received on average, 180 inches of snow per season. Keeping pace with changes in transportation trends and network use is also essential to anticipate needed improvements and potential additions to the transportation network.

The Town of Pence's transportation system consists of minor arterials, major collectors, and local roads. Certain areas of the town can also accommodate bicycle and pedestrian travel. However, private vehicles are the primary means of transportation in, through, and around the Town of Pence.

#### Inventory of Existing Transportation Facilities

Transportation facilities in the Town of Pence are basic facilities ranging from rural town roads to state highways. Residents enjoy easy access to highways and town roads. Opportunities for safe pedestrian travel are limited given a lack of sidewalks and few trail facilities to connect developed areas. Residents of the town rely on their personal vehicle to meet most of their transportation needs. Other modes of transportation including bus mass transit and air transportation are not available in the town; nor are they likely to be developed prior to 2025 given that the population and local businesses do not demand, nor can they support, these types of transportation services.

### 3.2 FUNCTIONAL CLASSIFICATION SYSTEM

The Town of Pence's roadway network is comprised of approximately 24 miles of highways and town roads. Roads within the community are classified according to their primary function and by the amount of traffic they sustain. In the Town of Pence, STH 77 serves as the central road corridor providing residents and visitor's access to the community. Local roads provide routes to homes and recreational destinations both within and beyond the town.

Table 3.1 Functional Classification Mileage	
Classification	Miles
Principle arterials	0.00
Minor arterials	2.31
Major collectors	0.00
Minor collectors	0.68
Local roads	20.93
<b>Total</b>	<b>23.92</b>

Source: WisDOT, District 7

➡ Principal Arterials. There are no principal arterials in the Town of Pence.

➡ Minor Arterials. STH 77 is the minor arterial road in town.

➡ Major Collectors. No roads in town are classified as major connectors.

➡ Minor Collectors. No roads in town are classified as minor collectors.

➡ Local Roads. The remaining roads in the town 21.61 miles are local. They provide access to residential, commercial and recreational uses within the Town of Pence.

All the roads described in this section are illustrated on the Town of Pence Road Classification Map on the following page.

### 3.3 TRAFFIC VOLUME

Table 3.2 depicts change in Annual Average Daily Traffic (AADT) at recording sites on roads passing through the Town of Pence.

The increase in traffic in and around the Town of Pence and throughout Iron County can be attributed to two main factors. First, since 1978, residents of the town and surrounding towns are making more frequent vehicular trips for shopping, commuting to work, and to recreational sites. Secondly, some areas of Iron County have seen increases in population density and the development of second homes owned by seasonal residents of the town.

Table 3.2 Annual Average Daily Traffic at Recorded Sites Town of Pence 1978-1999									
	1978	1981	1984	1987	1990	1993	1996	1999	+/- Change
Site 1	1030	940	990	1140	850	1370	1310	1800*	+770

Source: Wisconsin Highway Traffic, Department of Transportation District 7

Site 1: STH 77, one half mile east of town line \*Site moved to one and a half miles east of town line

### 3.4 PASER ROAD EVALUATION

In 2003, the Town of Pence completed a Pavement Surface Evaluation Rating (PASER) for all town roads in accordance with WisDOT requirements. PASER is a visual inspection system to develop a condition rating for community roads that must be done once every two years. PASER is an important tool for small government planning because it gives a picture of road conditions on all roads and can identify candidates for maintenance and rehabilitation. Surface defects, cracking, potholes, and drainage are all examined during a typical PASER evaluation.

Roads are rated 1 – 10 based on their condition.

Rating 9 & 10 – no maintenance

Rating 7 & 8 – routine maintenance, crack-sealing and minor patching

Rating 5 & 6 – preservative treatments (seal-coating)

Rating 3 & 4 – structural improvements and leveling (overlay or recycling)

### Rating 1 & 2 – reconstruction

Paved roads were rated from 1 to 10 (10 being the best), and gravel roads were rated from 1 to 5 (5 being the best). Currently, there are approximately 22 miles of local roads that the Town of Pence is responsible for repairing and/or maintaining throughout the year. This mileage may fluctuate from year to year due to additions or subtractions of roadway miles to the overall town system. For information on how to rate local roads, you can reference one of six manuals produced by the Transportation Information Center, Madison WI. These include manuals on Concrete, Asphalt, Gravel, Unimproved, Seal-coated Roads, and Rural & Urban Drainage.

## 3.5 ROADWAY IMPROVEMENTS

Improvements to local roads are critical for maintaining an adequate and safe roadway system. Future road improvements are generally based on current road conditions, with the intent to keep all roadways intact and useable on a daily basis. Future roadway improvements need to be flexible because of the possibility of unforeseen emergencies or disasters that may arise from year-to-year or even day-to-day. The Town of Pence has developed a schedule of future road improvements. There are currently ? scheduled town roadway surface improvements through (200???) as listed in Table 3.

The Iron County Highway Department has a road construction schedule in place for scheduled county road improvements for 2004-2008. There are no scheduled county improvements for the Town of Pence. No conflicts between the Iron County Highway Department and the *Town of Pence Comprehensive Plan* have been identified.

There are no state highway projects planned in the Town of Pence through 2007.

Table 3.3 Selected Roadway Improvements, 2004-2007					
Year	Sponsor	Road/Street	Location	Mileage	Type of Improvement
2004	Pence				
2004	Pence				
2005	Pence				
2005	Pence				
2006	Pence				
2006	Pence				
2007	Pence				

Source: Town of Pence, Iron County, & WisDOT

### 3.6 FORMS OF TRANSPORTATION

#### **Pedestrian Facilities**

Most local town roads in the Town of Pence have limited shoulder areas and the speed limits are usually more than 55 miles per hour unless posted otherwise. A motor vehicle creates a dust hazard for pedestrians on gravel roads. These conditions hamper safe pedestrian travel opportunities. Moreover, given the low-density development pattern of the town and the fact that nearly all goods and services are located several miles away in nearby cities, walking to places of work, shopping, or entertainment is not realistic for most residents. This situation is not anticipated to change over the 20-year planning period. A limited sidewalk system exists along STH 77 and the Town's wide streets and little traffic encourages pedestrian traffic.

#### **Bicycling Opportunities**

Bicycling offers the flexibility of an auto, which is critical to young and old who do not possess a motor vehicle. The WisDOT, along with the Bicycle Federation of Wisconsin, has compiled a Wisconsin State Bike Map that highlights bicycling conditions on select roadways in northern Wisconsin. In the Town of Pence, STH 77 is rated as having undesirable conditions for bicycling. There is a proposed intercity transportation trail in the town, which begins in Upson and parallels STH 77 into the City of Hurley. The Town supports this trail development for use as an alternative transportation route to Hurley, as a recreation/fitness trail for visitors and local residents, and as a tourism development opportunity.

Most of the rural State Trunk Highway system now has a three-foot or wider paved shoulder. While shoulders were generally paved for maintenance and safety purposes, they also provide suitable accommodations for bicycle travel.

#### **Railroad Corridors**

No railroad lines extend through the Town of Pence.

#### **Air Transportation**

There are no airport facilities in the Town of Pence, and there are no plans to establish any such facility. The nearest major airport facility with scheduled passenger service is the Gogebic-Iron County Airport located near Ironwood, Michigan. Gogebic-Iron County Airport offers two flights daily, Monday through Friday to Milwaukee; one flight on Saturday to Milwaukee; and one flight on Sunday to Milwaukee. The airline carrier is Midwest Connect, a carrier for Midwest Airlines. The next closest airports with commercial air passenger service are Duluth International and Rhinelander-Oneida County.

At present, there are four private airport/airfields within Iron County that are registered with the WisDOT Bureau of Aeronautics. Their county location and present status is outlined in Table 3.4.



Table 3.4 Iron County Airports/Airfields		
Airport/Airfield	Location	Status
Spud-River Airport	T.46N-R1W Section 20 - Gurney	Private
Saxon (PVT Lindblom)	T.47N-R2E Section 35 - Saxon	Private
Springstead	T.41N-R3E Section 31 - Sherman	Private
Blair Lake Airport	T.42N-R3E Section 19 -Mercer	Private

Source: Wisconsin Department of Transportation, Bureau of Aeronautics, 12/2002

### **Mass Transit**

Mass transit service is not available in the Town of Pence given its low density of development. The density of development in the town cannot provide the ridership necessary to support a bus route. There is no local demand for this service and no plan exists to establish service in the next 20 years.

### **Transportation Facilities for Disabled**

Iron County is served by two elderly and disabled transportation organizations. Care-a-van Convalescent Transport Service, located in Ironwood, MI, provides transportation to all of Iron County for the elderly and disabled. The Iron County Unit On Aging also provides transportation services to all of Iron County and is located in Hurley. Free transportation is offered to elderly if they get a human services supplement and there is a minimal charge if not. Both organizations provide vans with wheel chair accessibility.

### **Trucking and Water Transportation**

Trucking through the town is accommodated through the highway network and typically is subject to road weight restrictions, while water transportation is primarily utilized for recreational purposes.

### **Multi-Use Trails**

Throughout Iron County, there are several hundred miles of multi-use trails. This network is used most intensely during the winter months for snowmobiling and in the summer months for ATV use, which in addition to its recreational use provides an alternate means of commuting for some Iron County residents. Some town roads are open to ATVs and snowmobiles. {Which ones?} Motorized and non-motorized trail systems are further described in the Utilities and Community Facilities element of the Town of Pence Comprehensive Plan.

## **3.7 SUMMARY OF EXISTING TRANSPORTATION PLANS**

### **TRANSLINKS 21**

TransLinks 21 is a multi-modal transportation plan for Wisconsin's 21<sup>st</sup> century. WisDOT completed the development of the 25-year plan in 1994 as a Statewide Transportation Plan to facilitate the efficient and economic movement of people and goods. Separate transportation modes are more precisely defined in the following transportation mode plans ending in "2020" below.

**Connections 2030**

Connections 2030 is the second generation Statewide Transportation Plan after Translinks 21, and is now in progress. The planning process will update Wisconsin's comprehensive, long-range multi-modal transportation plan. It will provide a broad planning framework for the next 25 years, guiding transportation policies, programs and investments through 2030.

**Wisconsin State Highway Plan 2020**

The *Wisconsin State Highway Plan 2020* focuses on the 11, 800 miles of State Trunk Highway routes in Wisconsin. The plan identifies no traffic congestion in the next 20 years on highways within the Town of Pence. No conflicts with the Town of Pence Comprehensive Plan have been identified.

**Corridors 2020**

*Corridors 2020* sets criteria for selected routes that go beyond traditional highway planning with the intent to enhance and improve all two-lane and four-lane highways connecting cities of 5,000 inhabitants or more. No conflicts with the Town of Pence Comprehensive Plan exist at this time.

**Wisconsin Bicycle Transportation Plan 2020**

The *Wisconsin Bicycle Transportation Plan 2020* (1998) encourages increased bicycle use by describing how to fund and design bicycling improvements on the state highway system and on local roads.

**Wisconsin Pedestrian Policy Plan 2020**

This plan provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin. No specific recommendations to the Town of Pence exist.

**Wisconsin State Airport System Plan 2020**

The Wisconsin State Airport System Plan 2020 provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet current and future aviation needs of the State of Wisconsin. There are no public airports or airfields in the Town of Pence, and none are planned in the next 20 years; therefore, this plan does not apply to the Town.

### **3.8 TRANSPORTATION GOALS AND OBJECTIVES**

A set of recommended transportation goals and objectives has been developed. Implementation of the identified objectives will allow the town to achieve the overall goal of ensuring an appropriate and responsive transportation system for the town.

**Goal: Develop and maintain a well-integrated and cost effective motor and non-motorized transportation system within the Town of Pence capable of moving people and goods in a safe and efficient manner while preserving the aesthetic qualities of the town.**

- Objective 1     Work with the county and neighboring towns to develop a multi-modal bike trail along Hwy 77 from Pence to Hurley.
- Objective 2     Improve the efficiency of the town's road system by establishing improvement plan to insure that roads within the system are able to handle existing and expected traffic volumes.
- Objective 3     Work with Iron County and Town of Kimball to maintain Hoyt Fire lane as a 4-season accessible road and be open to future reclassification of the road.
- Objective 4     Upgrade Town traffic signs and maintain them in clear view for motorists and pedestrians.
- Objective 5     Encourage the county to be in close communication with town on all road projects, including land sales, ROW and surface projects.
- Objective 6     Continue intergovernmental relationship with Town of Carey to maintain town roads on the east side of Gile Flowage.
- Objective 7     Work with sheriff's department. to have traffic ordinances enforced.
- Objective 8     Explore options of sharing road maintenance and plowing with neighboring towns.
- Objective 9     Restore and maintain the Hwy 77-corridor entryway into Pence in a natural character through building setbacks, vegetative screening, and preservation of natural aesthetics.
- Objective 10    Cooperate with county to relocate ATV and snowmobile trails off town roads an on to designated trails to improve safety.

## ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

### 4.1 INTRODUCTION

Community facilities are buildings, lands, services, and programs that serve the public, such as parks, schools, police and fire protection, health care facilities, solid waste and recycling facilities, and libraries. This element identifies and evaluates existing utilities and community facilities serving the Town of Pence. Understanding the location, use, and capacity of community facilities and utilities is an important consideration when planning for the future.

#### **Utilities & Community Facilities Vision – 20 Year Outlook**

The Town of Pence will coordinate with utility providers, Iron County, and the local school district to ensure that town residents have easy access to a full range of services and choices. The town strives to ensure that property taxes are minimized without jeopardizing public health and safety. The town also seeks to improve efficiencies in services at reduced costs by pursuing shared services with neighboring communities.

### 4.2 EXISTING FACILITIES & UTILITIES INVENTORY

What follows is a description of existing utilities and community facilities within the Town of Pence. Iron County and private companies provide many of the services available to town residents. Therefore, included in this element is information about utilities and community facilities provided by the Town of Pence, Iron County, and private companies.

#### **Sewer and Water Services**

The City of Montreal provides municipal sewer and water services to the unincorporated area of Pence. In 2004, the City of Montreal provided sewer and water to ■■■ residents and business in the Town of Pence, and used on average ■■■ gallons per ???. Wastewater is sent back to the City of Montreal where it is treated in three aerated lagoons and discharged in the west branch of the Montreal River.

In more rural areas of the Town of Pence, residents receive their water via private wells that are owned and maintained by the property owner and wastewater is disposed of through the use of private septic systems, which gradually discharge the wastewater to underground drainage fields.

#### **Stormwater Management**

The Town of Pence has some curb and guttered areas along STH && that assists in the collection of stormwater. For the most part in the Town of Pence, stormwater is allowed to drain through a series of ditches and culverts along town roadways and dissipates to local lakes, rivers, streams, or filters through the ground. Stormwater runoff from development and roads may have negative impacts on lakes and streams as sediment and nutrient delivery increases resulting in water quality degradation. Managing storm water to increase infiltration and reduce or eliminate

direct delivery to surface waters is one of the most important steps that can be taken to protect water quality in the future.

Over the 20-year planning horizon, stormwater management may become an issue in the Town of Pence as development continues, especially in areas where that natural drainage flows directly to lakes, rivers, and streams. The potential for additional runoff resulting from development may negatively impact local lakes, rivers, and streams. The Town of Pence must work cooperatively with the land conservation district, DNR, and Iron County to mitigate the adverse impacts of stormwater runoff and ensure that environmental resources are adequately protected.

### **Solid Waste Disposal and Recycling Facilities**

Prior to 1970, solid waste management in Iron County consisted of individuals hauling to open municipal landfills. Since that time, state and federal codes regulating landfills have become more restrictive and non-hazardous household wastes are now landfilled only in licensed facilities. Abandoned landfills are potential sources of groundwater pollution, as most facilities were not designed to capture environmentally hazardous runoff to surface or ground water. Table 4.1 shows information regarding landfill sites in the Town of Pence.

**Table 4.1: Town of Pence: Landfill Sites**

Facility Name	Legal Description	Status
Town of Pence	NA	Inactive
Town of Pence	SE SW S32 46N 02E	Inactive
White Cap Mountain Resort	NW S05 45N 01E	Inactive

Source: WDNR

Waste Management is the largest provider of both garbage and recycling pick-up services to residents and businesses in Iron County. Solid waste collection in the Town of Pence is sent to either Timberline Trails Landfill in Ladysmith, WI or K & W Landfill located in Ontonagon, MI. Waste Management is one solid waste disposal company serving Iron County. Town residents have their choice of garbage haulers.

The recycling program in the Town of Pence consists of curbside collection every Wednesday by a town employee. Items accepted include plastics, glass, cardboard, newspaper, tin, aluminum, and magazines. These items are then brought to a drop-off site located in the City of Hurley.

Over the 20 year planning horizon.....

### **Law Enforcement**

The Iron County Sheriff's Department provides local law enforcement in the Town of Pence. The department's administrative functions and jail facility are located at 300 Taconite Street in the City of Hurley. The department currently consists of 21 full-time staff including one sheriff, one under sheriff, one lieutenant, two sergeants, eight patrol officers, three jailers, four dispatchers, and one secretary. At any given time, one to three patrol officers are on duty each with his/her own cruiser.

Over the 20 year planning horizon.....

### **Fire & Rescue**

The Montreal Volunteer Fire Department serves the Town of Pence for fire protection services. The fire hall is located in the City Hall at 53 Wisconsin Avenue in the City of Montreal. Facilities currently include two combination pumper/tankers, and a recently purchased box ambulance, which will be used as an equipment van. The department runs a contracted service with the communities of Pence, Pence, and Pence. Facility expansions or changes are the responsibility of the Montreal Volunteer Fire Department.

The Beacon Ambulance Service Inc. provides rescue services to the Town of Pence with emergency facilities located at 101 East Cloverland Drive, Ironwood Michigan. Facilities include five ambulances, a rescue sled and nine full-time and 5-6 part-time employees. Emergencies are dispatched from the Hurley Sheriff's Department through the 911 emergency hotline to Beacon Ambulance located in Ironwood or Beacon can be called directly.

Over the 20 year planning horizon.....

### **Communication Facilities**

CenturyTel, Inc. serves the Town of Pence for local telephone communications. Multiple companies are available to provide long distance and Internet services. Access to wireless communication facilities is becoming more and more important. Currently, there are no cell, radio, or television towers located in the Town of Pence. The Federal Communications Act of 1996 increased the need for many local governments to examine their zoning ordinances to make sure they do not discriminate against cellular communications in land use and zoning decisions. Currently, the Iron County Zoning Ordinance does not regulate cellular towers or their locations. While the Town of Pence does not have a cellular tower at this time, as technology changes and as demand for services increases, tower demand may follow.

Over the 20 year planning horizon.....

### **Power Plants, Substations, and Transmission Lines**

Currently, there are no power plants, substations, or transmission lines located in the Town of Pence.

Over the 20 year planning horizon.....

### **Electricity and Natural Gas**

Xcel Energy provides electricity needs to the town's residences and businesses Natural gas is offered in portions of the Town of Pence off of STH 77. Map X.X depicts electric utility territories in Iron County.

Over the 20 year planning horizon.....

### **Cemeteries**

There are no known cemeteries in the Town of Pence. Over the 20 year planning horizon.....

**Medical/Health Care and Other Facilities**

Grand View Health System, located at N10561 Grand View Lane in Ironwood MI, and Memorial Medical Center located at 1516 Maple Lane in Ashland provide emergency and other health care services to the Town of Pence. Both hospitals provide an array of general and specialty service to meet the needs of area residents, and operate facilities that are staffed 24 hours a day to respond to medical emergencies in Iron County, the Town of Pence, and its surrounding area.

Residents of the Town of Pence can receive clinical services at the Grand View Clinic located 501 Granite Street in Hurley.

Over the 20 year planning horizon.....

**Child Care Facilities**

The Iron County Human Services Department maintains a listing of all licensed and certified childcare providers in the county. Currently, there are no known providers in the Town of Pence.

Over the 20 year planning horizon.....

**Libraries**

The Hurley Public Library serves the Town of Pence and is located at 405 5<sup>th</sup> Avenue North in Hurley. The library is part of the Northern Waters Library Service and has four computers with internet access available to the public. The library also provides the following services: check-out periods are two days for videos and two weeks for all other materials, a book drop off is available outside the library, library cards are available to all state residents, and out of state residents are required to pay on one-time fee of \$20.

Residents of the Town of Pence may also use the City of Montreal Public Library located at 53 Wisconsin Ave in the City of Montreal. This library is also part of the Northern Waters Library Service and has one computer with internet access available to the public. Typically, the City of Montreal Public Library serves City of Montreal residents.

Over the 20 year planning horizon.....

**Hurley School District**

The Hurley K-12 School, located at 5503 W. Rangeview Drive is located on 40 acres in the Town of Kimball. The 140,000 square-foot, one level building was erected in 1991 and according to Wisconsin's Information Network for Successful Schools, the 2003-04 school enrollment was 763. The district serves residents in a 468 square mile area, including the cities of Hurley and Montreal, and the towns of Anderson, Carey, Gurney, Kimball, Knight, Oma, Pence, and Saxon. Over the 20 year planning horizon, it is anticipated that the existing roof will be replaced.

### **Iron Belt Community Center and Town Garage**

The Pence Town Hall is located at [REDACTED]. Town meetings are held the second Tuesday of each month at 6:00 p.m. during the summer months and 5:30 p.m. during winter months. The town hall is also used for????

The town garage is located at [REDACTED]. The town garage is used for storing and maintaining town road equipment, which includes a loader, a truck, and a grader. The Town of Pence hires part-time road maintenance workers to maintain town-owned roads.

Over the 20 year planning horizon.....

### **Recreational Facilities**

There are several recreational facilities owned and managed by the town, county, and state that are available to residents and visitors of Pence. In addition to the maintained recreational facilities, county forests and area lakes also provide persons with countless other recreational opportunities.

### **Parks & Boat Access Points**

There is one park in the Town of Pence located by the town garage on [REDACTED] Road/Street. Facilities at the park include picnic tables, swings, and a sand box. There are two boat-ramp access points both located on the Gile Flowage.

### **Trails**

- ♦ **Pines and Mines Mountain Bike Trail System** – The trail system meanders through the forests of Michigan's Upper Peninsula and Northern Wisconsin. Trails range from quiet gravel roads to single track backcountry trails. Part of this trail is located in the Town of Pence.
- ♦ **ATV and Snowmobile Trails** – There are over 100 miles of ATV routes and trails and over 450 miles of groomed snowmobile trails that traverse and take you deep into Iron County. Along the routes you will find a variety of pit-stops offering food, beverages, gas and lodging. During the winter, ATV's are welcome on designated Iron County snowmobile trails.
- ♦ **Uller Ski Trail** – The Uller Trail is part of the Nordic Ski Trails system and is located in the Iron Belt/Montreal area. The trail's terrain is hilly and remote and is approximately 19 miles in length.

## **4.3 FUTURE NEEDS**

The Town of Pence has identified existing utilities and community facilities serving the town. To assess future needs for services related to such utilities and community facilities, Table X.X below forecasts the need to expand, rehabilitate, or provide new utilities and facilities and to assess future needs for government services in the Town of Pence that are related to such utilities and facilities over the next 20 years.



**Table 4.2: Future Utilities and Community Facilities Timetable**

	Future Needs	Over the 20-year planning horizon...			Comment
		Expand	Rehab	New	
Sanitary Sewer Service					
Storm Water Management					
Water Supply					
Solid Waste Disposal					
Recycling Facilities					
Communication Facilities					
Power Plants and Transmission Lines					
Cemeteries					
Health Care Facilities					
Child Care Facilities					
Law Enforcement					
Fire					
Rescue					
Libraries					
Schools					
Parks					
Trails					
Town Hall/Garage					
Other Govt. Facilities					

### 4.3 UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, ACTIONS, AND POLICIES

A set of recommended goals, objectives, and actions has been developed to assist the town in addressing utility and community facilities. Actions identified within each objective are intended to assist the town with meeting the overall goal of supporting facilities and services that contribute to the overall well being and rural and recreational character of the community.

**Goal: Pence supports the effective delivery of area utilities and the intelligent delivery of community facilities**

- Objective 1    Develop a plan for extending utilities, sewer/water, and town services into Garibaldi Park area, “island” area, and down Spring Camp Road, based on a cost/benefit analysis to the town.
- Objective 2    Work with Public Service Commission and City of Montreal to maintain cost effective provision of water utility services.

- Objective 3 Limit construction of new cell phone towers to only those necessary to provide coverage not already available and require use of existing towers whenever possible. All new telecommunication towers must use red flashing lights, rather than white strobes, after dusk.
- Objective 4 Eliminate light pollution by requiring all existing and new Town streetlights be installed with light shields.
- Objective 5 Maintain Town Hall as primary town meeting place and open for public recreational use.
- Objective 6 Provide cost effective town services for disposal pickup and recycling of solid waste.
- Objective 7 Create a plan for the development of the Pence Park that will capitalize on its aesthetic character and consider maintaining the center portion of the cul-de-sac as a green space know as Garibaldi Park.
- Objective 8 Limit utility construction along existing ROWs corridors with new utility distribution lines following existing lines. Development of new utility lines or upgrades to existing lines will be placed underground whenever possible.
- Objective 9 Review plans for cable TV and Internet service with regards to cost/benefit to town residents.
- Objective 10 Consider limiting extension of town utility, sewer/water service to geographic area defined as the Pence “village proper”.
- Objective 11 Adopt an ordinance prohibiting the use of burning barrel and/or burning garbage, plastics, and other solid waste or recyclables to reduce toxic air emissions and protect public health.
- Objective 12 Work with Iron County to enforce public blight ordinances.
- Objective 13 Maintain cooperative fire protection agreement with City of Montreal.

## ELEMENT 5: NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES

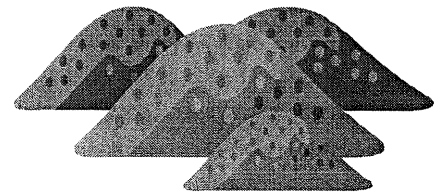
### 5.1 INTRODUCTION

This element includes an inventory and analysis of the natural, agricultural, and cultural resources in the Town of Pence. Within the following narrative, various components of the community resource base are examined at a broad level or “planning scale”. The purpose of this examination is to provide the community with the necessary information to make informed decisions about future growth and development.

The protection of sensitive natural resources is necessary for the welfare of people and the environment. By allowing natural processes, such as the hydrologic cycle/system, to function without impediment, property, water supply, and environment are protected. The protection of natural resources also preserves important ecological communities. Certain natural resources have more than merely aesthetic and recreational activity values. They are essential to long-term human survival and the preservation of life, health, and general welfare. As such, the protection and/or management of these natural resources clearly are in the public interest. Thus, the analysis of those natural resources found within the town is done for the purpose of directing development away from specific areas not intrinsically suitable for a particular use and given the physical characteristics found within the study area, to at least guide development in a direction that is least disruptive.

#### **Topography & Slope**

The Town of Pence is located within the northern highland geographic province, a pitted out-wash plain of heavily forested terrain with many lakes, potholes, and wetlands. The topographic features of the town are resultant from the last glacial age that occurred about 15,000 years ago. The Penokee-Gogebic Range parallels State Highway 77. This iron-rich landform is a remnant mountain range, worn down by a billion years of weathering and glacial activity. The range also forms the dividing line between the northern highlands and Lake Superior Lowlands to the north.



Relief is generally low to moderate, with elevation ranging from 1,414 feet above sea level at Alder Creek in Section 30, T46N-R2E to 1,758 feet, south of the City of Montreal in section 33, T46N-R2E. *Elevation and Topography in the Town of Pence are depicted in Map 5.X.*

Steep slopes are considered to be sensitive areas due to the potential for soil erosion, slope instability and increased runoff velocity. As a general rule, slopes in excess of 15-20 percent are considered ‘steep’. Development in these areas often requires costly engineering and site preparation/mitigation measures to minimize potential adverse impacts. Development in these areas should be avoided, and a natural state maintained.

Slope evaluation should be used to in conjunction with the examination of other physical factors such as geology, soils and local drainage patterns). *Town of Pence slopes are depicted in Map 5-X.*

## **Ecological Landscapes and Land Types**

The Town of Pence is located primarily within the North Central Forest Ecological Landscape (EL), a heavily forested region with numerous small drainages and lakes that characterizes much of northern Wisconsin. The Northern Highlands EL encompasses the outwash plains south of the Gile Flowage. Pitted outwash plains, kettle lakes, large peatlands and extensive forests characterize this landscape. Ecological Landscapes are broad ranging areas with similar ecological potential and geography. These large areas are comprised of many individual Land Type Associations (LTA's). LTA's are classified and mapped based on the associations of biotic and environmental factors that include climate, physiography, water, soils, air, hydrology, and potential natural communities. Land Type Associations can be interpreted to provide information useful for planning and development. *Iron County EL's and LTA's are depicted in Map 5-X.*

### **LTA Descriptions (Ecological Landscape)**

#### ***Penokee-Gogebic Range (North-Central Forest)***

The characteristic landform pattern is hilly bedrock-controlled moraine. Soils within this LTA can be characterized as well drained loamy soils with a sandy loam surface over non-calcareous sandy loam till (some over igneous/metamorphic bedrock). Soil associations include the Sarona-Gogebic-Metonga, Lupton-Tawas Associations.

#### ***Gile/Erwin Till Plain (North-Central Forest)***

The characteristic landform pattern is rolling bedrock-controlled moraine. Soils are predominantly moderately well drained sandy loam over acid sandy loam till, igneous/metamorphic bedrock, or outwash. Soils are generally characterized as moderately well drained and well drained loamy soils with a sandy loam surface over non-calcareous sandy loam till or gravelly sand outwash, some over igneous/metamorphic bedrock. Associations within this LTA include the Gogebic-Sarwet-Padus-Metonga, Lupton-Tawas associations.

#### ***Valhalla/Marenisco (McDonald) Moraines (North-Central Forest)***

Within the Valhalla/Marenisco (McDonald) Moraines LTA, The characteristic landform pattern is rolling collapsed moraine. Soils are generally moderately well drained and well drained loamy and sandy soils with a fine sandy loam surface over non-calcareous sandy loam till, gravelly sand outwash, or loamy/sandy lacustrine, along with very poorly drained nonacid organic deposits. Soil associations within this LTA include the Gogebic-Padus-Annalake-Lupton Associations.

#### ***Northern Highland Outwash Plains (Northern Highlands)***

This LTA encompasses most of southeastern Iron County, and a large portion of the lakes region of Vilas, Oneida, and Lincoln Counties. It is the component LTA for much of the central portion of the Town of Pence. The characteristic landform pattern within this LTA is undulating pitted and unpitted outwash plain with swamps, bogs, and lakes common. Soils characteristics include well drained, moderately well drained, and somewhat poorly drained loamy and sandy soils with a sandy loam surface over non-calcareous gravelly sand outwash, along with very poorly drained acid and nonacid organic soils. Soil associations include Padus-Pence-Loxley-Seelyeville-Manitowish-Worcester, Vilas-Rubicon-Croswell associations.

### **Soil Characteristics**

An understanding of local soils is an important part of land use planning. Soil factors such as wetness, drainage capacity, strength, and depth to bedrock all influence soil suitability for land uses. The soils of Pence have are derived primarily from the weathering of glacial deposits. Local soils can be generally characterized as medium coarse textured soils with high-medium permeability.

**Soil associations** in Iron County have been mapped by the Natural Resources Conservation Service (NRCS). Soil associations are landscapes that have a distinctive proportional pattern of soils. They provide a generalization of soils found within a large geographic area and are not suitable for site-specific analysis. More detailed mapping of county soils is currently being compiled by the NRCS. *Town of Pence soil associations are depicted in Map X.*

### **Descriptions of Soil Associations in the Town of Pence (Generalized Soil Areas, USDA-SCS, 1972)**

#### **Bedrock Outcrop-Gogebic Association (Be-Go), 12-40% slopes**

Moderately steep to very steep granitic bedrock outcrops and well drained loam and sandy loam soils with granitic bedrock near the soil surface. Bedrock escarpments, bedrock outcrops and terminal moraines are the dominant landforms. There are many surface stones. Small wet depressions and sidehill seeps are common. The present vegetation is mixed northern upland hardwoods. This association occupies about 10 percent of the county. About 60 percent is exposed bedrock, 30 percent is Gogebic soil and the remaining 10 percent is minor soils. The dark colored granitic bedrock contains very few cracks or fissures. Gogebic soils are moderately steep or steep and well drained. They have firm fragipans. Surface stones are plentiful. The surface layer is dark brown loam about 4 inches thick. The subsoil is reddish brown and dark reddish brown loam or sandy loam about 60 inches thick. The underlying material is cobbly sandy loam glacial till with bedrock within 20 feet of the soil surface. The minor soils have a seasonal high water table and many seeps. The slopes are concave and the underlying materials are similar to Gogebic soils. Most of the soils in this association are used for woodland. Although these soils have severe limitations for recreation they are best suited for this purpose. The steep slopes and bedrock outcrops are scenic attractions and are good observation points.

#### **Gogebic-Pleine Association (Go-PI), 0-6% slopes**

Nearly level and gently sloping well drained, somewhat poorly drained and poorly drained loam and sandy loam soils. Ground moraines and till plains are the major land forms. Few sloping areas are also included. Wet spots are common and a few sidehill seeps are present. Present vegetation is northern hardwoods or cultivated crops. This association occupies about 15 percent of the county. About 35 percent is Gogebic soil, 35 percent is Pleine soil and the remaining 30 percent is minor soils. The gently sloping Gogebic soils are well drained. These soils are on convex hillside slopes. They have firm fragipans. Surface stones are common. The surface layer is dark brown loam about 4 inches thick. The subsoil is reddish brown and dark reddish brown loam or sandy loam about 60 inches thick. The underlying material is cobbly sandy loam glacial till. The nearly level Pleine soils are poorly drained. These soils are in depressions and drainageways. The surface layer is black well decomposed organic material about 6 inches thick. The subsoil is mottled blue-gray, gray and brownish gray sandy loam about 17 inches

thick. They are underlain with reddish brown loam glacial till. There are many surface stones. Occasional flooding occurs along drainageways. The minor soils are either gently sloping with a seasonal high water table or nearly level poorly drained sandy soils along drainageways. These soils are used for farming, woodland and wildlife. They are well suited for woodland. Well drained areas are suited for residential development and farming.

**Gogebic-Washburn Association, (Go-Wa), 6-20% slopes**

Sloping and moderately steep well drained stony soils that are sandy loam or loamy sand throughout. Terminal moraines are the major landforms. Few gently sloping and very steep areas are included. There are many surface stones. Wet spots and sidehill seeps are common. Few bedrock outcrops are included. Present vegetation is northern upland hardwoods. This soil association occupies about 12 percent of the county. About 50 percent is Gogebic soil, 30 percent is Washburn soil and the remaining 20 percent is minor soils. The well drained, moderately steep Washburn soils are on ridges and complex hilly topography. There is a weak thin fragipan. They have loamy sand glacial till within 20 to 30 inches of the soil surface. There are many surface stones. The surface layer is black twig and leaf litter about 2 inches thick. The subsoil is dark reddish brown, reddish brown and brown loamy sand or sandy loam about 65 inches thick. They are underlain with cobbly reddish brown loamy sand. The sloping and moderately steep, well drained Gogebic soils are on hills and ridges. They have firm fragipans. Surface stones are common to many. The surface layer is dark brown loam about 4 inches thick. The subsoil is reddish brown and dark reddish brown loam or sandy loam about 60 inches thick. The underlying material is cobbly sandy loam glacial till. The minor soils are either wet during some seasons of the year or are underlain with fine sandy sediment. Most of the soils in this association are used for woodland and pasture. They are well suited for woodland and wildlife.

**Cable-Monico Association (Ca-Mo), 0-3% slopes**

Nearly level poorly drained and gently sloping somewhat poorly drained sandy loam soils are in this association. Ground moraines, narrow stream flood plains and till plains are the major landforms. Sandy flood plains and drainageways are common. There are many surface stones and wet pockets. Present vegetation is mixed lowland hardwoods and conifers. This soil association occupies about 12 percent of the county. About 50 percent is Cable soil, 30 percent is Monico soil and the remaining 20 percent is minor soils. The nearly level poorly drained Cable soils have formed in loam or sandy loam. These soils are in drainageways and depressions. The surface layer is black loam or sandy loam about 6 inches thick. The subsoil is mottled reddish gray, dark reddish gray and dark gray loam or sandy loam about 14 inches thick with yellowish red mottles. They are underlain by cobbly reddish brown sandy loam and loamy sand glacial till at 24 to 40 inches. The gently sloping Monico soils have a seasonal high water table. These soils are adjacent to drainageways and depressions. They have formed in loam and sandy loam that is underlain by cobbly sandy loam and loamy sand glacial till. The surface layer is black loam or sandy loam about 2 inches thick. The subsoil is reddish brown and brown sandy loam with yellowish red or gray mottles. It is about 32 inches thick. They are underlain by reddish brown sandy loam that has few yellowish red mottles. The minor soils are either poorly drained sandy soils or organic soils. Some gently sloping, well drained sandy loam soils on low ridges are included. These soils are used for woodland and wildlife. They are well suited for wildlife and flowage development.

## **Geology**

Subsurface geologic conditions can strongly influence future development potential. Improper land use can result in contaminated water supplies, septic tank failures, and damaged roads.

### **Geologic Units occurring in the Town of Pence**

Keweenawan rocks undivided –Sedimentary rocks

Tyler Formation – Quartz rich greywacke and argillite. Thin to thick bedded. Iron bearing conglomerate found near base.

Ironwood Iron Formation –Iron containing formation, consisting of hematite, magnetite and lesser iron carbonate and iron silicate materials.

Palms Formation – Gray, gray-green and reddish-brown argillite, siltstone quartzite and conglomerate.

Ramsey Formation mafic flows – Felsic schist and pyroclastic (lava formed) rocks.

Puritan Quartz Monzonite –Medium to coarse textured pink, granitic rocks.

*Map 5-X, Geology, Mineral Deposits, Availability and Status* depicts the generalized bedrock geology within the Town of Pence.

## **Legacy Places**

Legacy Places are Wisconsin's most important areas in meeting the states conservation and recreation needs for the next 50 years. The Wisconsin Department of Natural Resources defined 228 legacy places statewide in the 2002 report "Wisconsin Land Legacy Report: An Inventory of Places Critical in Meeting Wisconsin's Future Conservation and Recreation Needs." Within the Town of Pence, the WDNR has identified the Penokee-Gogebic Range and the Gile Flowage as Legacy Places. The Penokee-Gogebic Range possesses several qualities worthy of this designation, including,

- high quality forest with several patches of old-growth hemlock,
- presence of high quality rivers,
- waterfalls,
- presence of rare and uncommon birds,
- wide range of habitats supported by diverse soil conditions and topography, and
- recreational opportunities present.

The Gile Flowage is a 3,384-acre impoundment of the West Fork of the Montreal River. This water body is supports a fishery which includes muskellunge, northern pike, walleye, large and smallmouth bass, and panfish. The flowage serves as an important migration and nesting area for migratory waterfowl.

The “Legacy Place” designation is bestowed upon this area for several reasons including:

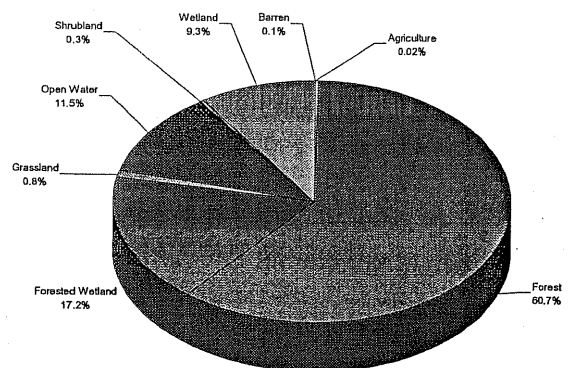
- Large flowage with a relatively undeveloped shoreline
- Recreational opportunities present
- Forested surrounding
- Classified as an Outstanding Water Resource (ORW)

The protection of legacy places is critical from both a local and statewide perspective. The ties between demand for recreational opportunities and the quality of the natural environment are strong. Local economies in Iron County are strongly dependant upon these resources to provide the recreational opportunities needed to generate revenue within the community. Local policy, planning, and the development of appropriate strategies for the future will ensure that these resources remain viable for future generations.

### **Existing Land Cover**

Land cover information for the Town of Pence was obtained through analysis of the WISCLAND (Wisconsin Initiative for Statewide Cooperation on Land Cover Analysis and Data) data set. See Figure 5.1. This information represents ground cover interpretation based on 1991-1993 Landsat satellite imagery. This information can be used to develop a generalized local land cover profile, and to quantify the relative proportion of individual vegetation cover types on the landscape.

**Figure 5.1: Land Cover**



### **Forest Cover**

Forestland is the dominant land cover type in the Town of Pence, with 60.7 percent of community classified as forest (Table 5.1). Woodland cover plays a key role in the function and value of sensitive environmental areas like steep slopes, wetlands, and floodplains. Regulation of the removal of woodland vegetation is necessary to protect scenic beauty, control erosion, and reduce effluent and nutrient flows into surface water bodies/courses. **Forest cover** is depicted in *Map 5-X, Forest Cover Types*.

**Table 5.1: Town of Pence Forest Cover**

Aspen	12.4%
Maple	33.2%
Mixed deciduous/coniferous	10.8%
Mixed/other broad-leaved deciduous	19.9%
Mixed/other coniferous	0.9%
Red pine	0.8%
Forested Wetland: broad-leaved deciduous	2.9%
Forested Wetland: coniferous	7.8%
Forested Wetland: mixed deciduous/coniferous	11.3%
	100.0%

Source: WISCLAND

About 56 percent of the Town of Pence is public land, as part of the Iron County Forest. Wisconsin County and State Forests are multiple use lands that support timber production, wildlife habitat, and provide numerous recreational opportunities. It is important that the community consider the potential impacts and conflicts of multiple uses on these public lands when planning for the future.



In addition to the public woodlands, there are over 850 acres of Managed Forest Law (MFL) lands. The Managed Forest Law Program is a landowner incentive program to encourage sustainable forestry on private woodlands in Wisconsin. Together with landowner objectives, the law incorporates timber harvesting, wildlife management, water quality and recreation to maintain a healthy and productive forest.

### **Forest Products Industry**

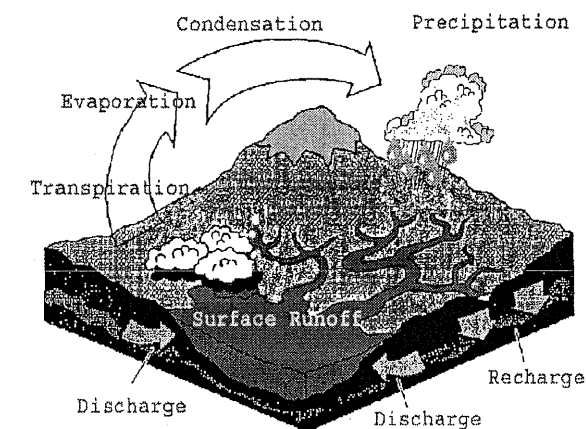
Forest products and processing are vital components of the Iron County economy. According to the Wisconsin Department of Natural Resources 2000 Summary of County Economic Sectors, Iron County Forest Products & Processing had \$39,000,000 in industry output, employed 415 people, and accounted for \$11,000,000 in employee compensation.

### **Historic Land Cover**

Historic land cover depicted in Figure 5.2 was derived from “Finley’s Presettlement Vegetation” GIS coverage for Wisconsin. The original or pre-settlement vegetative cover in the Town of Pence was primarily a northern hardwoods association (hemlock, sugar maple, yellow birch and pine).

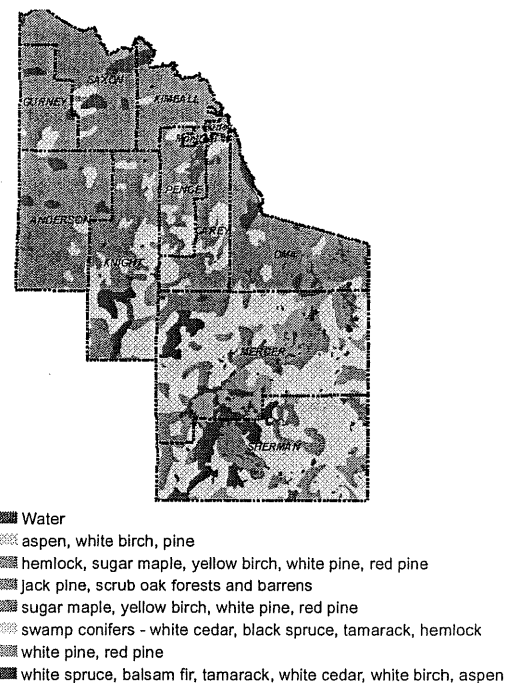
### **Water Resources and Wetlands**

Water resources are an important component of the natural landscape. These dynamic resources provide many benefits to both humans and wildlife. Lakes, rivers, streams, and groundwater aquifers are part of a natural cycle called the hydrologic cycle, in which water is cycled through the environment via natural processes (see diagram).



Source: WDNR

**Figure 5.2: Historic Land Cover**



The quality and quantity of these resources is strongly dependant upon how land is used. Activities on the landscape can introduce sediments and pollutants, affecting the usability of water for drinking and harming wildlife.

Activities that disrupt the natural flow of water systems, such as dams and diversions, can alter natural processes and cause habitat loss.

Arguably, the most significant concern facing northern lakes is overuse and development.

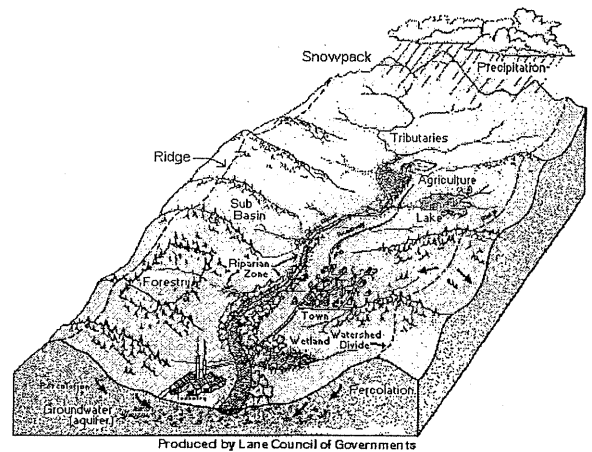
Over the past 30 years, nearly two-thirds of all lakes ten acres and larger were developed in northern Wisconsin. Continuing pressures are being placed on water resources and the number of people using these resources continues to grow annually.

Recently, changes have occurred in the way we view water resources. The Wisconsin Department of Natural Resources has taken a *watershed* approach to planning, because it focuses stakeholders on what a particular lake, river, or wetland needs and what they can do collectively to meet that need.

### **Watersheds**

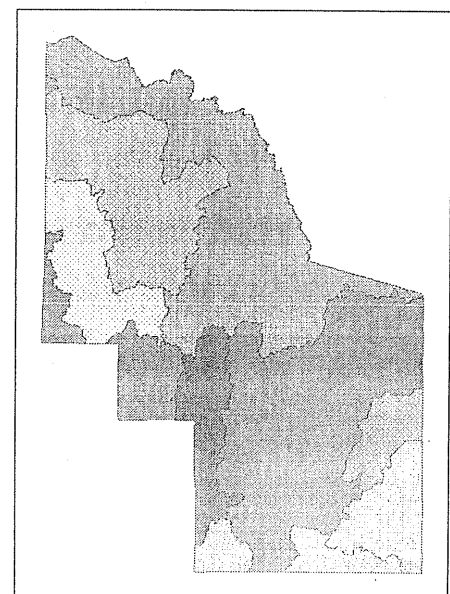
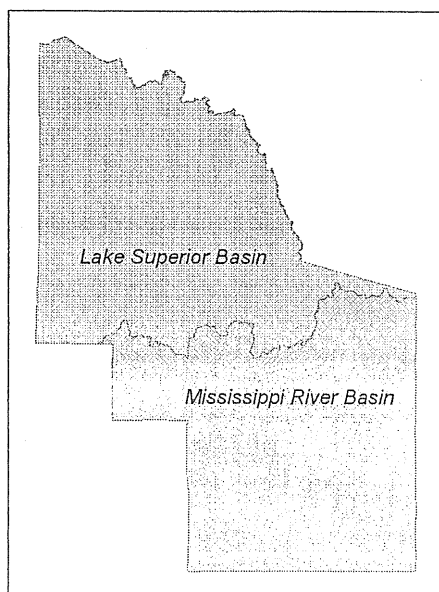
By definition, a watershed is *an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.*

The Town of Pence lies entirely within the Lake Superior drainage basin. Surface water drainage is accommodated via two major watersheds, the **Montreal River** and **Potato River**. These major watersheds are composed of numerous subwatersheds, or drainage areas for individual lakes and streams. Land use planning is best conducted at the subwatershed scale, where it is recognized that stream quality is interconnected to local land use and impervious surface cover. *See Map 5-X - Town of Pence Watersheds*, for local watershed boundaries.



Produced by Lane Council of Governments

Source: US Environmental Protection Agency



### **General Quality of Surface Waters**

Section 303(d) of the federal Clean Water Act requires the State of Wisconsin to periodically prepare a list of all surface waters in the state for which beneficial uses of the water – such as for drinking, recreation, aquatic habitat, and industrial use – are impaired by pollutants. These are water quality limited lakes, rivers, and streams that do not meet surface water quality standards and are not expected to improve within the next two years. Within the Town of Pence, the **Gile Flowage** is classified as a 303(d) waterbody.

This impairment is the result of a high concentration of mercury, entering the lake through atmospheric deposition (dust, rain, snow). Mercury is a toxic metal released by both natural and man-made processes. Although it does occur naturally, human activities have greatly increased its concentration in the environment. Mercury is able to travel great distances in the atmosphere contaminating lakes far removed from the source. Because the impairment of the Gile Flowage is primarily the result of atmospheric deposition, and the transport of air toxic substances is transboundary in nature, the state of Wisconsin will not establish Total Maximum Daily Loads (TMDL's) for this resource. A TMDL is a plan to reduce the amount of specific pollutants reaching an impaired lake or stream.

The Wisconsin Department of Natural Resources has issued a fish consumption advisory (FCA) for the Gile Flowage as a result of the elevated mercury levels.

### **ORW's and ERW's**

Surface water resources have been evaluated and rated for water quality, fish, wildlife, and aesthetic values by the Wisconsin Department of Natural Resources. High quality resources were classified as either ***Outstanding Resource Waters (ORW's)***, or ***Exceptional Resource Waters (ERW's)***. An ORW is defined as a lake or stream having excellent water quality, high recreational and aesthetic value, high quality fishing, and is free from point source or non-point source pollution. An ERW is defined as a stream exhibiting the same high quality resource values as an ORW but may be impacted by point or non-point sources of pollution or has the potential for receiving a wastewater discharge from a non-sewered community in the future.

In the Town of Pence, the **Gile Flowage** is classified as an ORW and **Alder Creek**, an ERW.

### **Lakes**

Lakes are vital components of the community natural resource base. These resources provide unique habitats for wildlife, including a number of threatened and endangered species and communities. Lakes are also important, recreational, social, and economic resources that characterize northern Wisconsin. Like across much of the state, lakes in Iron County are under ever increasing development pressure. The Town of Pence has one named lake (Gile Flowage) and three unnamed lakes. Table 5.2 details Town of Pence lake characteristics.



Table 5.2: Town of Pence Lake Characteristics

Name	Class	T	R	S	Acres	Max Depth	Miles Shoreline*	Miles Public Shoreline*	Percent Private Shoreline*	S.D.F.†	Lake Type‡
Gile Flowage	1	45	2	10	3384.0	25	26.0	4.57	82	3.19	D
Unnamed 4-15	2	44	2	4	0.5	8	0.2	0.20	0	-	S
Unnamed 16-15	2	44	2	16	12.9	10	0.9	0.90	0	1.78	SP
Unnamed 21-11	2	44	2	16/21	0.3	8	0.1	0.10	0	-	S

Source: Iron County Lakes Classification

\* Multiple sections

† These figures represent acres, miles of shoreline and miles of public shoreline of entire water body, which may cross jurisdictional boundaries.

‡ Lake Types: D=Drainage, SP= Spring, S= Seepage

§ The shoreline Development Factor (S.D.F.) is a method of expressing the degree of irregularity of shoreline compared to surface area. A S.D.F. of 1.00 indicates a perfectly round circle; lakes cannot have a S.D.F. of less than 1.00. Lakes with higher S.D.F. have more shoreline in relation to surface area thus are more vulnerable to development pressures per linear foot of shoreline that is developed.

### Lake Sensitivity

The quality of lake water is highly dependant upon the type of activities that occur within the lake drainage area. People far from the resource can have an effect on the water quality because of their activities on the land. The overall size of the watershed determines how much surface runoff will enter the lake basin. This, in turn, will determine the extent to which sediment and nutrients will impact the lake. As a general rule, a lake with a large watershed area relative to lake area is most sensitive.

The lakes' natural ability to flush and circulate water is also a function of watershed size. Nutrient loading rates tend to be lower in lakes with smaller watersheds, however longer retention times (flushing rates) common to these lakes may also lead to more nutrient accumulation. The longest retention times occur on seepage lakes with no surface outlets

### Lake Drainage Area

Lake	Watershed (sq/mi)	Watershed Area Ratio
Gile Flowage	70.0	1:13
Unnamed 4-15	0.1	1:128
Unnamed 16-15	0.7	1:34
Unnamed 21-11	0.1	1:213

### Requirements

Under the Public Trust Doctrine, the State of Wisconsin has the responsibility to manage waterways for the benefit of all, and the Wisconsin Department of Natural Resources regulates most activities on navigable waterways within the state. Chapter NR 115 of the Wisconsin Administrative Code requires all counties to zone, by ordinance, all shorelands within their respective unincorporated areas. These areas include all lands within 1,000 feet of a lake (including ponds and flowages) and within 300 feet of a navigable stream or landward extent of

the floodplain (whichever is greater). Shorelands in Iron County are regulated under the county shoreland zoning ordinance, which meets the minimum state standards outlined in NR 115.

Iron County adopted a two-lake class and stream classification system with varying shoreland dimensional development standards, keyhole/backlot development and resort/condominium standards. Section 9-1-71 of the Iron County Zoning Ordinance outlines the county development standards for shoreland areas. Table 5.3 reveals Iron County lake development standards.

**Table 5.3: Iron County Lakes Development Standards**

Lakes Class	Lot Size	For Each Single Family Dwelling Unit Lot Width	Shoreline Setback	Lot Depth	Vegetation Removal
Class I	40,000 ft <sup>2</sup> 80,000 ft <sup>2</sup>	200ft/400ft <sup>(a)</sup>	75ft	200ft	30ft corridor within 35 ft of shore
Class II	90,000ft <sup>2</sup> 180,000ft <sup>2</sup>	300ft/600ft <sup>(a)</sup>	75ft	300ft	30ft corridor within 35 ft of shore

Source: Iron County Zoning Code

<sup>(a)</sup> = Standards for Two Family Dwelling Units

### ***Rivers and Streams***

Like lakes, river and stream resources support a wide range of species and habitats, including many threatened and endangered species and communities. These resources are important natural sediment transport systems that move runoff and materials downstream. Activities on the landscape directly impact the quality and quantity of water in rivers and streams and, ultimately, the water bodies to which they flow. Table 5.4 shows Iron County rivers and streams development standards.



**Table 5.4: Iron County Rivers and Streams Development Standards**

Class	Lot Size	For Each Single Family Dwelling Unit Lot Width	Shoreline Setback	Lot Depth	Vegetation Removal
Rivers and Streams	90,000 ft <sup>2</sup> 180,000 ft <sup>2</sup>	300ft/600ft <sup>(a)</sup>	75ft	300ft	30ft corridor within 35 ft of shore

Source: Iron County Zoning Code

<sup>(a)</sup> = Standards for Two Family Dwelling Units

The Town of Pence has nearly 35 miles of perennial streams. There are also many unnamed intermittent streams found in the community. Perennial streams flow 365 days a year in a normal year. Intermittent streams have short or lengthy periods of time when there is no flow in a normal year. Intermittent streams are significant to the overall drainage regime, especially following major precipitation events and spring snowmelt. Perennial streams found in the Town of Pence include:

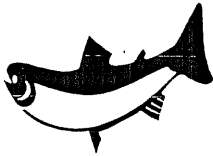
- Alder Creek
- East Creek
- Mud Creek
- Birch Creek
- East River
- West Fork Montreal River

### **Requirements**

Under NR 115, Wisconsin counties are required to zone, by ordinance, all shorelands within their respective unincorporated areas. This includes all lands within 300 feet of a navigable

stream or landward extent of the floodplain (whichever is greater). Rivers and streams in Iron County are regulated under the county shoreland zoning ordinance.

### *Trout Streams*



Because trout require cold, clear waters with silt-free bottoms, their presence is considered an indicator of relatively good water quality. Several rivers and streams in the Town of Pence are classified by the Wisconsin Department of Natural Resources as trout streams. The WDNR divides trout waters into three classes based upon the streams ability to support the natural reproduction. See Table 5.5 for information about trout in the Town of Pence.

#### Class I

High quality trout waters that have sufficient natural reproduction to sustain populations of wild trout at or near carry capacity. Consequently, streams in this category require no stocking of hatchery trout. These streams or stream sections are often small and may contain small or slow-growing trout, especially in the headwaters.

#### Class II

Streams in this classification may have some natural reproduction but not enough to utilize available food and space. Therefore, stocking is required to maintain a desirable sport fishery. These streams have good survival and carryover of adult trout, often producing some fish larger than average size.

#### Class III

These waters are marginal trout habitat with no natural reproduction occurring. They require annual stocking of trout to provide trout fishing. Generally, there is no carryover of trout from one year to the next.

**Table 5.5: Trout Streams in the Town of Pence**

Stream	Portion	Brook	Brown	Rainbow	Class I	Class II	Class III	MCD's
Montreal River (W. Branch)	Hwy 77 to junction with E. Branch	n	x					Pence, Kimball

Source: WDNR

n=natural x=stocked a= anadromous (migratory)

\* Streams may contain segments in different classes.

### *Northern Rivers Initiative*

The Northern Rivers Initiative (NRI) is a shoreland habitat protection project spearheaded by the Wisconsin Department of Natural Resources in cooperation with over 225 participants from various federal and state agencies, tribal and local units of government, non-profit conservation organizations, industry, educators, and individuals. The mission of the NRI program is to provide protection options for northern Wisconsin streams and rivers that have high ecological significance, outstanding natural scenic beauty, or special recreational values. The program's goal was to identify streams and rivers with the greatest risk of over-development or other threats and prioritize this list for the purpose of implementing protection options. Nearly 1,500 stream

segments within 20 counties of northern Wisconsin were evaluated based on their individual natural resource, recreational, and cultural values. Stream segments were then ranked based on the following scoring evaluation criteria. NRI streams in the Town of Pence are shown in Table 5.6.

### *NRI Scoring Criteria*

#### **Natural Resource Values**

1. Natural condition of the stream corridor (16%)
2. Road density (4%)
3. Dam impacts (6%)
4. Point source discharge impacts (4%)
5. Threatened, endangered and sensitive species (15%)
6. Fish community structure and habitat (15%)
7. Wildlife (9%)
8. Scenic quality (9%)

#### **Recreational Values**

1. Fishing (3%)
2. Canoeing/kayaking (3%)
3. Wildlife viewing (3%)
4. Hunting/trapping (3%)

#### **Cultural Resource Values**

1. Subsistence harvesting (5%)
2. Historic structures & archaeological sites (5%)

The NRI can be used by local units of government to establish local river and watershed protection priorities.

**Table 5.6: NRI Streams in the Town of Pence**

Stream	Segment	Basin Rank	Overall Rank (1493)	Total Score	Basin	MCD's
Unnamed (T45N,R2E,S33)	All	104	843	43.64	LS	Pence
W. Fork Montreal River	All	59	392	54.52	LS	Carey, Pence, Montreal, Kimball

Source: WDNR

The above table shows NRI listed streams in the Town of Pence. In the table, the *segment* heading identifies that portion of the stream which was selected and ranked based on specific data and subjective analysis related to the stream's biological integrity, scenic and recreational values, and potential threats. The *basin rank* heading indicates the stream ranking within a particular basin (Lake Superior or Upper Chippewa\* in Iron County). There were 210 identified streams within the Lake Superior Basin and 301 in the Upper Chippewa Basin. The heading titled **overall rank** indicates the stream's relative ranking among the 1,493 streams identified within 20 counties in northern Wisconsin. The *total score* is the sum of the individual value scores under each of the three headings (natural resource, recreational, and cultural). The full individual scoring report for each stream can be found in the publication titled "Northern Rivers Initiative: An Integrated Ecosystem Management Project for Shoreland Habitat Protection", produced by the Wisconsin Department of Natural Resources.

### **Groundwater**

Groundwater is fresh water from rain or melting ice and snow that soaks into the soil and is stored in the tiny pores between rocks and particles of soil. Groundwater is the primary source of all household water in the Town of Pence.

\* The Upper Chippewa basin is a WDNR Water Management Unit (WMU), a hydrologically based subdivision of the larger Major Basin. The Upper Chippewa is a subdivision of the Mississippi River Basin.

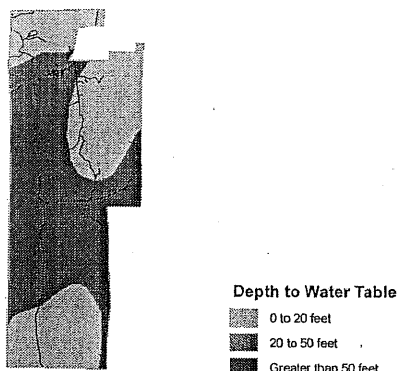
### ***Groundwater Quantity***

Under natural conditions, a balance existed between the volume of water entering an aquifer and the volume of water being discharged from an aquifer. With the development of water wells, the natural balance between recharge rates and discharge rates was disrupted. In Wisconsin, the overall groundwater supply has been depleted due to increased discharge. Natural fluctuations in groundwater supply can occur due to droughts or natural seasonal precipitation fluctuations.

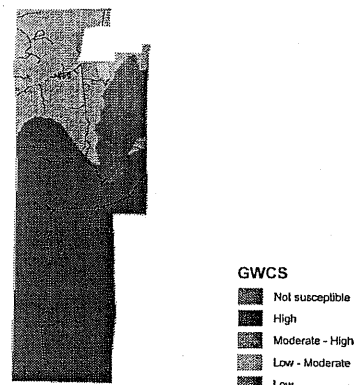
### ***Groundwater Quality***

The quality of natural groundwater varies by location. As groundwater passes through natural sediments, naturally occurring chemicals may become deposited in the water. While naturally occurring groundwater contamination is generally mild, human-induced contaminants can make groundwater supplies unusable. The quality of groundwater is directly related to land use activities. The application of fertilizers, chemical spills, urban runoff, and non-point pollution can contribute to decreased quality of groundwater reserves.

**Depth to Water Table**



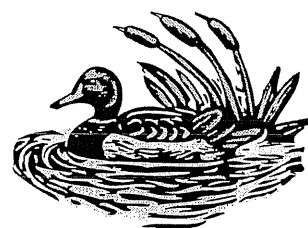
**Groundwater Contamination Susceptibility**



Source: NWRPC GIS Analysis

### **Wetlands**

In 1978, the Wisconsin State Legislature officially defined wetlands as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.”



Slightly over 26 percent of the land area in the Town of Pence is classified as forested or non-forested wetlands. These environments sustain a diverse range of plants and animals, including several threatened, endangered and sensitive species. These areas are significant habitat resources for migratory waterfowl and are primary nesting and breeding areas for species such as mallard, black duck, wood duck, blue winged teal and green winged teal. Wetlands are also habitat for furbearing mammals such as beaver, muskrat, mink and otter.

Wetlands provide a variety of important ecological “services”, such as water quality improvement through sediment and contaminant removal. Wetlands also absorb and store excess water by releasing water more slowly than they gain it, reducing costly flood damage



from storms, snowmelt, and runoff. Wetlands also stabilize shorelines and reduce erosion by reducing the impact of wave action.

The Wisconsin Department of Natural Resources categorizes wetlands into five prominent types: aquatic bed, marshes, sedge or wet meadows, scrub/shrub, and forested wetlands.

- **Aquatic Bed** Plants growing entirely on or in a water body no deeper than six inches. Plants may include pondweed, duckweed, lotus, and water lilies.
- **Marshes** Characterized by standing water and dominated by cattails, bulrushes, pickerelweed, lake sedges, and/or giant bur-reed.
- **Sedge or "Wet" Meadows** These wetlands may have saturated soils rather than standing water, more often than not. Sedges, grasses, and reeds are dominant but may also contain blue flag iris, marsh milkweed, sneezeweed, mint, and several species of goldenrod and aster.
- **Scrub/Shrub** Bogs and alder thickets are characterized by woody shrubs and small trees such as tag alder, bog birch, willow, and dogwood.
- **Forested** Bogs and forested floodplain complexes are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash, and silver maple.

Source: Wisconsin Department of Natural Resources

The Wisconsin Wetland Inventory (WWI) was completed in 1985. The inventory identified all wetland areas in Iron County larger than two acres. The WWI indicates that 31.8 percent of Iron County is classified as a wetland, the third largest percentage of any Wisconsin County. Please refer to *Table 5.7 Wetland Inventory* and *Map 5-X, Wetlands*, for WWI wetlands in the Town of Pence.

**Table 5.7: Town of Pence, Wetland Inventory**

Class	Acres
Emergent/wet meadow	36.0
Forested	5,072.8
Scrub/shrub	1,019.7
Grand Total	6,128.5

### **Requirements**

The use and development of wetlands in Wisconsin is regulated under local, state, and federal requirements.

#### ***Iron County***

Wetlands in Iron County are regulated under the Iron County Shoreland Zoning Ordinance (W-2 Shoreland-Wetland District). This district is comprised of shorelands that were designated as wetlands (five acres and greater) on the Wisconsin Wetland Inventory maps adopted by Iron County.

***State of Wisconsin***

NR115 and 117: *Shoreland and wetland zoning regulations* provide minimum wetland protection requirements for lands within 1,000 feet of the ordinary high water mark of waterways and requires local units of government to adopt and enforce local zoning ordinances.

NR30 and 31: *Navigable waters protection requirements* regulate construction and waterway alteration in and adjacent to navigable waters, including dams, filling, water diversion, grading, and dredging.

NR103 and 299: *Water quality certification standards* that the Wisconsin Department of Natural Resources uses to approve or deny permits after the Army Corps of Engineers approves them.

Wisconsin Act 6: *Isolated Wetland Protection Law* authorizes the WDNR to administer the water quality certification program for projects in those isolated wetlands that are currently not protected under the Clean Water Act.

***Federal***

Section 404 of the Clean Water Act regulates discharges to "waters of the U.S." including fill in any wetland.

Section 10 of the Rivers and Harbors Act of 1899 regulates activities in navigable waters of the U.S.

**Floodplains**

Areas that are subject to periodic inundation by water are considered floodplains. The physical floodplain boundaries were determined by the Federal Emergency Management Agency (FEMA) and are portrayed in the National Flood Insurance Program (NFIP) maps.



Physical development within designated floodways is strongly discouraged. However, some uses within this zone are appropriate. Agricultural practices, parks, and open space are generally considered to be appropriate uses within these areas. Within the flood fringe (exterior limits of the floodplain) more intensive uses are generally permitted.

FEMA has determined areas of flood susceptibility in the Town of Pence. The Flood Hazard Boundary Map (FHBM) series for Iron County depicts these flood zones as shaded areas, referred to as the Special Flood Hazard Area (Zone A). Areas labeled as Zone A are subject to inundation by a 100-year flood. Because detailed hydraulic analyses have not been performed, no base flood elevation or depths are depicted. Federal Law mandates that federally connected lending institutions require flood insurance on loans involving buildings on property located partially or wholly within these areas.

Floodplains in the Town of Pence are mapped on series numbers 550182 0003A and 550182 0005A. Flood hazard areas are defined along the main channels of several rivers and streams.

Additional flood hazard areas are mapped which correspond to large wetland complexes associated with lakes and streams.

### **Rivers and Streams with Mapped Floodplains**

Alder Creek, Section 30, T46N-R2E

Birch Creek, Sections 17-19, T45N-R2E

West Fork Montreal River, Island Lake to Gile Flowage

Tributary to West Fork Montreal River, Section 4, T44N-R2E – Section 33 T45N-R2E

Tributary to West Fork Montreal River, Sections 28-33, T45N-R2E

### **Lakes with Mapped Floodplains**

Gile Flowage

Section 87.30 Wisconsin State Statutes and Chapter NR 116 of the Wisconsin Administrative Code define the states regulations with respect to floodplains. Iron County adopted floodplain zoning maps (FIRM Flood Insurance maps), prepared by the U.S. Department of Housing and Urban Development dated April 1, 1988. Zoning Ordinance regulates uses within county floodplains. Determination as to whether a building site is located in a flood plain must be made through zoning office review of flood plain maps or through field verification of flood boundary.

### **Threatened, Endangered and Sensitive Species and Communities**

*Wisconsin's Natural Heritage Inventory Program (NHI)* focuses on locating and documenting occurrences of rare species and natural communities, including state and federal endangered and threatened species. NHI data is exempt from the Wisconsin Open Records Law due to the vulnerable nature of these sensitive resources. Determination of the specific locations of sensitive resources within the Town of Pence will require coordination between the town and the Wisconsin Department of Natural Resources. *Map 5-X, Sensitive Resources, Town of Pence* depicts the general locations (by section) of resources listed in the public access database. This list is not all inclusive, and extremely sensitive and vulnerable resources are only listed at the countywide level.

**Iron County (Countywide) NHI Data**

Protection category designated by the Wisconsin DNR. END = endangered; THR = threatened; SC = Special Concern. Bold items indicate those found in the congressional (Town-Range) townships which comprise the Town of Pence, as listed in the NHI database. Some elements found within these areas are too sensitive to display at the town level.

Birds

Northern Goshawk	SC
Swainson's Thrush	SC
Evening Grosbeak	SC
Black-Throated Blue Warbler	SC
Cape May Warbler	SC
Yellow-Bellied Flycatcher	SC
Merlin	SC
Gray Jay	SC
Black-Backed Woodpecker	SC
Boreal Chickadee	SC
Trumpeter Swan	END
<b>Bald Eagle</b>	<b>SC</b>
Osprey	THR

Butterflies

Jutta Arctic	SC
Bog Fritillary	SC
Freija Fritillary	SC
<b>Dorcas Copper</b>	<b>SC</b>
<b>Bog Copper</b>	<b>SC</b>
West Virginia White	SC

Caddisflies

<b>A Bizarre Caddisfly</b> (LepidostPence libum)	<b>SC</b>
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Communities

Boreal Forest
Dry Cliff
Moist Cliff
Northern Dry Forest
Northern Dry-Mesic Forest
Northern Mesic Forest
Emergent Aquatic
Ephemeral Pond
Hardwood Swamp
Lake--Deep; Soft; Seepage
Lake--Deep; Very Soft; Seepage
Lake--Shallow; Soft; Drainage
Lake--Shallow; Soft; Seepage

Communities con't.

Lake--Soft Bog
Lake--Unique
Northern Sedge Meadow
Northern Wet Forest
Northern Wet-Mesic Forest
Open Bog
Patterned Peatland
Shrub-Carr
Spring Lake
Stream--Fast; Hard; Warm
Stream--Slow; Hard; Cold
Stream--Slow; Hard; Warm

Dragonflies

Mottled Darner	SC
Lake Darner	SC
Arrowhead Spiketail	SC
Splendid Clubtail	SC
Least Clubtail	SC

Fish

Lake Sturgeon	SC
Bloater	SC
Greater Redhorse	THR
Pugnose Shiner	THR
Weed Shiner	SC

Invertebrates

Eastern Elliptio	SC
Riffle Snaketail	SC
Round Pigtoe	SC
Least Clubtail	SC

Mammals

Lynx	SC
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Other

Bat Hibernaculum	SC
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Plants

<b>Maidenhair Spleenwort</b>	<b>SC</b>
<b>Little Goblin Moonwort</b>	<b>END</b>
<b>Pale Sedge</b>	<b>SC</b>
<b>Male Fern</b>	<b>SC</b>
<b>Fragrant Fern</b>	<b>SC</b>
Russet Cotton-Grass	SC
Giant Rattlesnake-Plantain	SC
<b>Limestone Oak Fern</b>	<b>SC</b>
<b>Broad-Leaved Twayblade</b>	<b>THR</b>
<b>Large-Leaved Sandwort</b>	<b>END</b>
One-Flowered Broomrape	SC
Chilean Sweet Cicely	SC
<b>Pale Beardtongue</b>	<b>SC</b>
Pale Green Orchid	THR
Large Roundleaf Orchid	SC
<b>Braun's Holly-Fern</b>	<b>THR</b>
Northern Black Currant	SC
White Mandarin	SC
<b>Oregon Woodsia (Tetraploid)</b>	<b>SC</b>
Swamp-Pink	SC
Fairy Slipper	THR
Showy Lady's-Slipper	SC
<b>Marsh Willow-Herb</b>	<b>SC</b>
Variegated Horsetail	SC
White Adder's-Mouth	SC
Farwell's Water-Milfoil	SC
Algae-Like Pondweed	THR
Common Bog Arrow-Grass	SC
Purple Bladderwort	SC
Northeastern Bladderwort	SC

Snails

Appalachian Pillar	UNK
<b>Cherrytone Drop</b>	<b>THR</b>
<b>Mystery Vertigo</b>	<b>SC</b>

Stoneflies

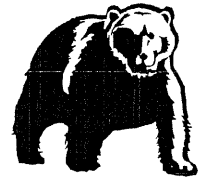
A Perlid Stonefly	SC
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Turtles

Wood Turtle	THR
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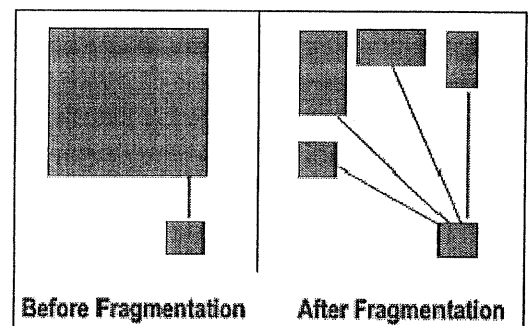
## **Wildlife Resources**

Wildlife and wildlife habitat are fundamental components of natural ecosystems. The health and relative abundance of these resources is intimately linked to nearly all other facets of community development. As part of the planning process, it is important for the community to recognize the significance of these resources and strive to protect and enhance them.



There are three primary issues of concern related to wildlife habitat planning: fragmentation, invasive/exotic species, and pollution.

Fragmentation is the breaking up of large contiguous tracts of habitat into smaller pieces. This process increases the amount of linear edge areas, creating more “edge habitat”. These areas favor species that prefer these areas such as whitetail deer and ruffed grouse. An increased amount of edge habitat is accompanied by a variety of negative impacts including increased predation/competition among species and increased range expansion of exotic species. Heavy browsing by an expanding population of whitetail deer can alter the types of plant species that grow in some areas. As a result, some desirable or rare plant species may become threatened. Deer are thriving in many parts of Wisconsin because humans have created large amounts of edge habitat. Core species such as wolves and interior songbirds can be negatively impacted by the loss of interior habitat.



Source: USDA Natural Resources Conservation Service

Invasive/exotic species pose serious threats to wildlife populations. These species, once established, can decimate native species by out competing them for food and/or habitat. Because exotics are not part of the native ecosystem, they often have no natural (local) predators, thus may become prolific once established.

An exotic species of concern for Iron County is the Gypsy Moth, which has been steadily progressing westward since its introduction to the United States in 1869. It is estimated that by 2005, the gypsy moth could spread into parts of north central Wisconsin, including Iron County. Other exotics of concern in Iron County include the mute swan (bird), zebra mussel (mussel), purple loosestrife (plant) and Eurasian water milfoil (aquatic plant).

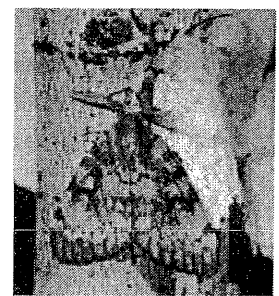


Photo: University of Illinois-Extension

Pollution is also a major concern for wildlife populations. The introduction of contaminants such as mercury, sulfur dioxide (associated with acid rain), and ozone can have local, regional and even global impacts.

Contaminants in the environment may also cause reproductive harm to wildlife species, and may even cause direct mortality. Environmental contaminants can also travel to the local community from sources located outside of the area via rain, dust, and wind.

Wildlife habitat is abundant in the Town of Pence. The relative abundance of forests, lakes, rivers and wetlands provides opportunities for many species to thrive. The large land area encompassed by the Iron County Forest provides substantial habitat opportunities. Public lands often provide exceptional habitat opportunities due to,

Low road density  
Low population density  
Large core areas/ less habitat fragmentation  
Natural connectivity, connected biological reserves  
Managed for wildlife

Protecting habitat is critical to species preservation. The preservation of habitat not only benefits wildlife, but also provides benefits to humans, including: the preservation of open space, recreational opportunities, aesthetic benefits, and improved air/ water quality.

### **Planning Principals for Habitat Protection**

- Maintain large, intact patches of native vegetation by preventing fragmentation of those patches by development.
- Establish priorities for species protection and protect habitats that promote the distribution and abundance of those species.
- Protect rare landscape elements. Guide development toward areas with more common landscape elements.
- Maintain connections among wildlife habitats by identifying and protecting corridors for movement.
- Maintain significant ecological processes such as fires and floods in protected areas.
- Contribute to the regional persistence of rare species by protecting some of their habitat locally.
- Balance the opportunity for public recreation with the habitat needs of wildlife.

### **Metallic and Nonmetallic Minerals and Mining**

#### ***Metallic***

Iron County has a rich mining heritage. The Penoque-Gogebic Range in north-central Iron County was a major source of iron from the 1880's through the 1960's. Evidence of the county's mining history can be seen



in the several abandoned prospects and past producing mines located throughout the highlands of the range.

Three former metallic mining sites have been identified in the Town of Pence, the Hennepin-Snyder Mine, Pence Mine and Plummer Mine. These operations extracted iron ore from the Gogebic-Penokee Range in the northern part of the Town of Pence. The Plummer Mine Headframe, the only remaining headframe in Wisconsin, is a centerpiece of an interpretive park that honors iron miners and their families.

The future of metallic mineral mining in the Town of Pence is uncertain at this time. It is possible that the known marginal deposits could be mined if technology improvements or market conditions make this activity economically viable. It is also possible that new prospects could be identified.

### Regulations

A metallic mine in Wisconsin is subject to many rules and regulations. Before a mine can be developed, Wisconsin requires a metallic mining permit and approved plans for environmental monitoring, mining, and reclamation, a risk assessment, and a contingency plan. An Environmental Impact Statement (EIS) must be prepared by the WDNR in order to assess the potential impacts of the proposed mine. The WDNR is also responsible for monitoring construction, mining, and reclamation activities.

The Wisconsin mining statutes state that the local municipality within which a metallic mine site is located has zoning approval authority over a proposed metallic mine. Before a proposed metallic mine can receive approval from the state, the local municipality must have granted its approval under its zoning or land use ordinances or have entered into a legally binding agreement with the mining proponent.

### ***Non-Metallic Mineral Resources***

No existing or former non-metallic mining sites were identified in the Town of Pence.

### Regulations

Chapter NR135 of the Wisconsin Administrative Code requires that all counties develop and adopt a **non-metallic mining reclamation ordinance**. NR 135 ensures that all nonmetallic mining sites are reclaimed in compliance with the uniform statewide reclamation standards by providing the detailed requirements and reclamation standards for local ordinances. Article F, Section 9-1-101 of the Iron County Zoning Ordinance also regulates quarries and mines as special uses.

### **Land Management**

Land ownership influences development patterns and land use, management, policy, and public use/access. Public lands are important economic and social resources for local communities. County Forest lands generate revenue for local units of government through the harvest and sale of timber; they also support recreation and tourism activities such as hunting, fishing, snowmobiling, ATV's, and fall color tours, which also generate local revenue.

Overall Land Base	23,086 acres
County Forest	13,041 acres
State Lands	121 acres
FCL Lands	665 acres
MFL Lands	193 acres

Managed lands are depicted in *Map 5-X, Land Management, Town of Pence*.

#### **Forest Crop Law**

##### *Program Highlights*

- ❖ Law passed in 1927, enrollment closed in 1986
- ❖ Current statewide enrollment of 1.4 million acres
- ❖ Required at least 40 acres of adjoining forest land
- ❖ Public access
- ❖ Management schedule

#### **Managed Forest Law**

##### *Program Highlights*

- ❖ Enacted in 1985
- ❖ 25 or 50 year contract period
- ❖ Requires at least 10 acres of contiguous forestland
- ❖ Productive capacity requirements
- ❖ Landowner payments 83 cents per acre for open land
- ❖ and \$1.95 per acre for closed land.
- ❖ Cutting and reporting requirements

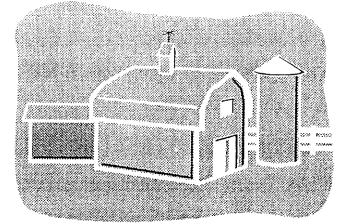
##### *Program Benefits*

- ❖ management plan
- ❖ protection against overcutting
- ❖ protection against annual tax hike
- ❖ low property tax
- ❖ deferred tax until harvest
- ❖ landowners' right to close up to 80 acres of their lands to the public
- ❖ technical assistance
- ❖ permits rollover from FCL through January 1, 1998
- ❖ predictable taxes
- ❖ long-term investment
- ❖ encourages woodland expansion
- ❖ minimum land area requirement of only 10 acres



## 5.2 AGRICULTURAL RESOURCES

Agricultural land comprises a very small proportion of the overall land base in the Town of Pence. According to land cover estimates, about 0.9 percent of the 32.2 square mile land base is actively used as grassland.



According to the Wisconsin Town Land Use Data Project (UW-Madison 2001), the Town of Pence had no farms in 1990 or 1997. Throughout Iron County there were only an estimated 56 farms in 1990 and 58 in 1997. The 2003 Statement of Assessments (Wisconsin Department of Revenue) indicates that no town acreage was assessed as agricultural.

Agricultural suitability within the Town of Pence is limited due to soil, environmental and economic conditions, including

- Large public land base
- Short growing season
- Poor soil conditions
- Proximity to markets

The 1982 Iron County Farmland Preservation Plan identified NO areas within the town of Pence as farmland preservation areas.

## 5.3 CULTURAL AND HISTORIC RESOURCES

Cultural and historic sites and features are important community resources. These resources provide a critical link between the present and the past. The Town of Pence values its cultural and historic resources and is committed to work to retain their intrinsic value for future generations to enjoy.



The official historic resource catalog for the State of Wisconsin is the Wisconsin Architecture and Heritage Inventory (AHI). The AHI is a search engine that contains a documentation of 120,000 properties in the State of Wisconsin. The Wisconsin Historical Society, based in Madison, Wisconsin, maintains this database. See Table 5.8 for AHI in the Town of Pence. It is important to note that the AHI is not a comprehensive listing of Wisconsin's historic resources. It is likely that other historic properties and resources exist within the Town of Pence but have yet to be identified or published. Properties listed in the AHI are not given any special status or increased level of protection.

Table 5.8: Town of Pence - AHI Inventory

AHI #	T-R-S	Type	Location	Historic Name
18623	4602E-06	Mining structure	East side of Plummer RD., .2 mi. south of State Highway 77	Plummer Mine Headframe
18631	4602E-32	Barn	South side of State Highway 77, east of Birch ST.	-
18632	4602E-32	Retail building	South side of State Highway 77, between Maple ST. and Linden ST.	-
18633	4602E-32	Barn	Northwest corner of State Highway 77 and Hemlock ST.	-
18634	4602E-32	Retail building	Southwest corner of State Highway 77 and Maple ST.	-
18635	4602E-32	Barn	Northwest corner of Whiteside ST, and Cedar ST.	Chipusio Log Barn
18636	4602E-32	Barn	Northwest corner of Whiteside ST, between Hemlock & Spruce ST.	-
18637	4602E-32	Barn	Northwest corner of Whiteside ST, between Hemlock & Spruce ST.	-

Source: Wisconsin Historical Society

### **National Register of Historic Places**

The National Register of Historic Places is the nations official list of cultural and historic resources worthy of preservation. The Plummer Mine Headframe in the Town of Pence is listed in the National Register. This 80-foot high structure is the last remaining headframe in the State of Wisconsin.

### **Archaeological Resources**

The Office of the State Archaeologist maintains Wisconsin Archaeological Site Inventory (ASI). This database serves as the state's official register of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites. Listing sites within this register does not convey special legal rights or status. However, Wisconsin's Burial Law (ss. 157.40) prohibits unauthorized disturbances to burial sites. Similar to National and State Historic Register listings, these sites must be protected from the effects of projects that have federal, state, or local government involvement.

It is important to note that the ASI is not a complete inventory of archaeological sites in Wisconsin. It is estimated that less than one percent of existing sites have been identified.

### **Archaeological Sites and Cemeteries**

Our lives are influenced by what we learn from our own experiences and by the events that have shaped the communities we live in and the institutions and organizations we encounter. Our history gives us a sense of place and a framework to understand the world. It provides continuity and meaning in our lives and it can be a basis for economic development through preservation programs and Heritage Tourism.

People have been living in the area for as long as any one can remember, with hunting, fishing, farming, and forestry playing a central role in people's lives. This story of agriculture, resource use, and land stewardship is preserved in archaeological sites, buildings, landscapes, written accounts, photographs, governmental records, and the thoughts and ideas people remember and

pass along by word of mouth. Planning can play a critical part in protecting these resources and in learning from this wealth of experience. Land-use planning and land-use decisions will directly impact historic buildings, archaeological sites, and cemeteries.

**Archaeological sites** include places where people lived, where they worked, and where they worshiped. These sites were made by the people who lived at the village, farm, or logging camp located just down the road. Archaeological sites occur figuratively and literally under our feet. Archaeology is well suited for providing important information about the lives of people who are not well represented in the written record. Archaeological sites are non-renewable resources and once a site is destroyed, either by natural or human related activities, it cannot be reclaimed.

The Wisconsin Historical Society (WHS) maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI) a component of the Wisconsin Archaeological and Historic Resource Database (WisAHRD). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. The **ASI does not** include all of the sites and cemeteries present in the state, however. It includes **ONLY** those sites that have been reported to the Wisconsin Historical Society. The information in the ASI is a compilation of reports covering a period of 150 years. The information for each entry varies widely and WHS has not been able to verify all of the entries. Few of these sites have been evaluated for their importance. The ASI is changed and updated on a daily basis and recommendations about site importance may change, as new information becomes available. The attached site list will become quickly out of date and a procedure for updating the list should be developed.

This ASI information is confidential and is not subject to Wisconsin's open records law (Wis. Stats. §§ 44.48 and 157.70). This information is also protected by Federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979). This caution not only helps protect archaeological sites but also protects landowners since private landowners own the majority of archaeological sites in the Town.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If you have any questions concerning the law, please contact the Coordinator of the Burial Sites Preservation Program at the Wisconsin Historical Society, Dr. Leslie Eisenberg at 608-264-6503.

### **Archaeological Sites and Cemeteries in the Town of Pence**

The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI).

Since only a small portion of the Town has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are actually present. Local residents and American Indian communities who have and do live and work in the area possess much additional information on other archaeological sites and cemeteries. Steps should be taken to have this information incorporated into the land use plan.

Up to this point in time, no archaeological sites and cemeteries have been reported for the Town. We would expect to find the following types of site:

Cemeteries – including, unmarked graves  
Cabin/homestead  
Campsites/villages  
early evidence of farming

logging camps  
sugar bushes  
mines/quarries

Clearly this situation does not reflect the rich history of the area. Many more sites are present in the area. No sites are listed on the National and State Register of Historical Places, but many sites in the Town certainly may be eligible and important.

**Where are archaeological sites going to be located?** Using the results of archaeological surveys, relevant historical and environmental data, the following high priority areas were designated:

- higher, dryer areas adjacent to rivers, streams, creeks, lakes, wetlands
- higher, dryer areas adjacent to **older abandoned** rivers, streams, creeks, lakes, wetlands
- rock outcrops and upland ridges
- areas adjacent to older historic features such as trails, early roads, rail corridors, and earlier communities

### **Cemeteries, Burial Mounds, and Other Burials**

Cemeteries and burial areas have been set aside as special areas throughout Wisconsin history and they have been given special protection under the law.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Burial Sites Preservation Office should be notified. If human bone is unearthed during any phase of a project, **all work must cease**, and the Burial Sites Preservation Office **must be contacted** at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Burial Sites Preservation Office gives permission.** If you have any questions concerning the law, please contact the Coordinator of the Burial Sites Preservation Program at the Wisconsin Historical Society, Dr. Leslie Eisenberg, 608-264-6503.

At the present time, no cemeteries or burials have been identified in the Town of Pence. Since a systematic survey of the county has not been completed, cemeteries and burials may be present. As part of the planning process all cemeteries and burials in the town should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.

How do we know which archaeological sites need preservation? Under Wisconsin law Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected. In addition to these, a wide variety of archaeological sites may be worthy of

preservation. Through the use of the State and National Register of Historic Places a procedure for identifying important sites is available. The criteria include: a good local example of an architectural style and period; association with a person important in our past; represent an important period, movement or trend in local, state or national history; or have the potential to yield important information about our past through archaeological investigations.

### **Protecting Important Archaeological Sites**

The wide variety of methods used to protect natural resources can also be used to protect archaeological sites. For example, land purchases, easement purchases, zoning, and the state operates a tax exemption program for property owners.

With the 1991 changes to Wis. Stats. 70.11 [see 70.11(13m)], it became possible to provide a property tax exemption for owners of archaeological sites listed in the national or state register of historic places. To obtain the tax exemption, the landowner has to agree to place a permanent protective covenant for the site area in the deed for the property. The tax exemption program makes the landowner and subsequent owners stewards of Wisconsin's past. The intent of the program is not to discourage all use of the property containing a site, but to encourage land use planning that protects sites.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance.

### **How are archaeological sites and cemeteries identified and evaluated?**

Archaeological identification and evaluations are required for a variety of projects that receive Federal or State funding, licenses, or permits. These projects are automatically forwarded to the Wisconsin Historical Society for review. Local residents frequently report sites and cemeteries.

### **Recommendations**

- The development of a strong cultural resource component will allow the residents to identify valuable sites and locations and clarify the important role they play in the present and in planning for the future. This can provide a variety of rewards such as heritage tourism, economic development and other community enrichments.
- Local residents and American Indian communities who have or do live and work in the area possess much additional information on the history of the town and steps should be taken to have this information incorporated into the land use plan.
- As part of the planning process, all cemeteries and burials in the town should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.
- Archaeological investigations should be completed at the locations of known archaeological sites to assess the impacts of projects on these resources and archaeological investigations should be completed at high potential areas as identified through research.

**Caution**

*It is not uncommon to find evidence of American Indian villages and other earlier settlements in the form of houses, storage areas, burials, and other undisturbed deposits underneath the tilled layer in farm fields or in urban settings.*

**Resources for Historic Preservation****Iron County Historical Society**

The Iron County Historical Society (ICHS) is the prominent authority on local history. The ICHS Office is located at 202 Iron Street in Hurley.

**Gogebic Range Genealogy Society**

The Gogebic Range Genealogical Society has developed a historical database of residents of the Gogebic Range of Iron County, Wisconsin and Gogebic County, Michigan. This organization provides access to historical resources through a subscription based web page.

**The Wisconsin State Historical Society**

The WHS is both a state agency and a private membership organization. The state office is located in Madison. By state statute, the WHS is responsible for collecting, advancing, and disseminating knowledge of Wisconsin.

**Wisconsin Historical Society History Center and Archives (HCA)**

The HCA serves as the northern field office of the Wisconsin State Historical Society, from its offices at the Northern Great Lakes Visitor Center. The HCA is part of a statewide network of Area Research Centers and is managed by the Society's Division of Historic Sites.

**5.4 NATURAL, AGRICULTURAL AND CULTURAL RESOURCE PROTECTION PROGRAMS**

The Town of Pence in the implementation of this comprehensive plan may use the following list of programs. This list is not comprehensive; and many other local, state, and federal programs may also exist. It should be noted that many of the natural resource protection programs could also be applied to agricultural resources.

**Natural Resource Programs*****Runoff Management Programs***

The Wisconsin Department of Natural Resources administers two grant programs to support both the implementation of source-area controls to prevent runoff contamination and the installation of treatment systems to remove pollutants from runoff. The Targeted Runoff Management Program (TRM) provides a 70 percent cost share, up to \$150,000 to target high-priority resource problems.

- Construction of urban and rural BMP's
- 2 year grant period
- Site-specific

The Urban Nonpoint Source & Storm Water Management (UNPS&SW) Grant Programs are used to control runoff in urban areas, with a population density of 1,000 people per square mile.

### ***Lake Planning Grants***

The Wisconsin Department of Natural Resources administers a number of lake management financial assistance programs designed to assist local units of government.

#### **Small Scale Lake Planning Grant**

Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301.

- Funds may be used to collect and analyze information needed to protect and restore lakes and their watersheds.
- 75 percent cost share
- Total project cost not to exceed \$3,000

#### **Self-help Trend Monitoring Grant**

- Total project cost not to exceed \$3,000
- Grantees provide voluntary labor (130 hours) for lake monitoring activities
- WDNR provides materials and laboratory analysis

#### **Large Scale Lake Planning Grants**

Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301.

- 75 percent cost share project
- Total cost not to exceed \$10,000
- Funds can be used for collecting lake data, analysis of land uses, analysis of ordinances, resource assessments, or developing components of a lake management plan.

### ***Lake Protection Grants***

Administered by the Wisconsin Department of Natural Resources, the Lake Protection Grants Program is designed to fund large-scale lake protection projects.

- Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301.
- 75 percent cost share
- Maximum award of up to \$200,000

Eligible projects include:

- Purchase of land or easements
- Restoration of wetlands or shoreland
- Development of ordinances or regulations
- Implementation of lake management plan projects

***Wisconsin Forest Landowner Grant Program (WFLGP)***

This is a state program administered by the WI Department of Natural Resources (DNR). Cost shares up to 65 percent are available for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement
- Fencing

***Stewardship Incentives Program (SIP)***

This federal program, administered by WI DNR and Farm Service Agency (FSA), provides up to 65 percent cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement
- Fencing

***Conservation Reserve Program (CRP)***

This federal program, administered by FSA and Natural Resources and Conservation Services (NRCS) with WI DNR inputs, provides annual payments and up to 50 percent cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- CRP is currently focused on wildlife enhancement and does not allow solid plantations SRIC Poplars. The State of Wisconsin currently does not allow hybrid poplar to be planted under any CRP contract because it is not native to the area. However, pure cottonwoods are acceptable. Allowable species varies with each state. Please consult your local NRCS and/or FSA office for details.

***Forestry Incentives Program (FIP)***

This federal program, administered by NRCS with DNR inputs, provides up to 65 percent cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)

***Managed Forest Law (MFL)***

This Wisconsin state program is entirely administered by the WDNR and provides the landowner a significant property tax reduction. The actual property tax paid will depend upon if the land is open or closed to the public. Upon harvest, a stumpage tax must be paid to the state, based on the average stumpage price. The program is targeted towards:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement

***Wildlife Habitat Incentives Program (WHIP)***

This federal program, administered by NRCS with WI DNR inputs, provides up to 75 percent cost share with emphasis towards:

- Wildlife practices and plantings



- Wetland restoration
- Farmstead shelterbelts
- Grazing systems

### ***Environmental Quality Incentives Program (EQIP)***

This federal program is administered by NRCS with WI DNR inputs and provides up to 75 percent cost share for:

- Priority areas
- Tree planting for erosion control, ag waste management, stream buffers, ecosystem management, etc.

## **Agricultural Resource Programs**

### ***Wisconsin Department of Revenue Farmland Preservation Programs***

Wisconsin's Farmland Preservation Credit Program seeks to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. To qualify for the credit, farmland must be 35 acres or more and zoned for exclusive agricultural use or be subject to a preservation agreement between the farmland owner and the state.

The Farmland Tax Relief Credit Program provides direct benefits to all farmland owners with 35 or more acres. The credit is computed as a percentage of the first \$10,000 of property taxes up to a maximum credit of \$1,500.

### ***Wisconsin Farmland Protection Program (FRPP)***

Farm and Ranch Lands Protection Program keeps productive farmland in privately owned agricultural use by assisting states, tribes, and local government or non-profit entities with the purchase of conservation easements or development rights on productive farmland and on farms containing significant historical or archaeological resources. Under this program, the Natural Resources Conservation Service will provide up to 50 percent of the purchase cost for perpetual easements on eligible farmland.

## **Cultural and Historic Resource Protection Programs**

### ***Wisconsin Historic Preservation Fund Subgrants (Tax Credits)***

Historic Preservation Fund (HPF) subgrants are administered by the Wisconsin Historical Society's Division of Historic Preservation (DHP). These grants are in the form of income tax credits for income-producing historic buildings, historic homes, and archaeological sites. These credits are available to all local units of government in the State of Wisconsin and to non-profit organizations.

### ***Wisconsin Humanities Council Historic Preservation Grants***

The Wisconsin Humanities Council offers grants of up to \$10,000 for projects that enhance appreciation of the need for historic preservation and/or increase public awareness of the importance of particular historic buildings or decorative art works in Wisconsin. Preference is given to small towns and rural communities with populations under 30,000.

***Wisconsin Coastal Management Grants Program***

The Wisconsin Coastal Management Grants Program provides nearly 1.5 million dollars to enhance and restore coastal resources. Historic preservation is an eligible use of WCMP grant program funds. Projects under \$50,000 require 50 percent matching funds and projects over \$50,000 require 60 percent matching funds.

***National Trust for Historic Preservation/Jeffris Preservation Services Fund (PFS)***

This fund was established in 1998 by a gift from the Jeffris Family Foundation to the National Trust. The PSF provides funding to small towns to use in the planning stages of historic preservation projects. Eligible expenses include costs for professional consultants and educational activities. A dollar for dollar match is required for these grants.

## **5.5 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES GOALS AND OBJECTIVES**

A set of recommended goals and objectives has been developed to assist the town in the conservation and promotion of effective management of the local natural, agricultural, and cultural resources.

### **NATURAL, CULTURAL AND RECREATIONAL RESOURCES**

**Goal: Protect, conserve, and encourage efficient and responsible management of the Town's natural and cultural resources a source of recreation, revenue, economic development opportunities, and a high quality of life to Town residents**

- Objective 1     Develop a Town Recreation Plan to provide recreational opportunities for youth including maintaining the ball field, re-establishing the ice rink, maintaining the playground, skateboard park, or any other future youth recreation opportunities; and seek donations and grants for funding.
- Objective 2     Maintain the Plummer Mine Headframe and Park as a National Historic Site.
- Objective 3     Encourage town residents to maintain historic Pence log buildings.
- Objective 4     Cooperate with County to relocate ATV and snowmobile trails off town roads and on to designated trails.
- Objective 5     Retain inside of Park Road cul du sac as green space (Garibaldi Park).
- Objective 6     Encourage Pence and Iron County not to sell its property on the Gile Flowage so it can be maintained in public ownership and open for public use.

- Objective 7 Preserve streams, drainages, floodplains, wetlands, wildlife habitat, and the continuity of larger woodland areas, and other natural features that enhance environmental quality, wildlife, and the town's northwoods character.
- Objective 8 Encourage county to enforce shoreland zoning regulations along rivers, streams, and lakes to protect water quality and aesthetic character of these areas.
- Objective 9 Seek improvements at all Gile Flowage boat landings that will improve boating safety, pedestrian/fisher safety and access, while maintaining water quality and shoreline aesthetics.
- Objective 10 Avoid destruction of old Pence wells. Investigate their use as a secondary source for fire protection or seal to prevent ground water contamination until secondary use for them can be determined.
- Objective 11 Encourage Northern States Power Company to maintain more consistent water levels on the Gile Flowage.
- Objective 12 Cooperate with Iron County Forestry Dept in development of 15-year county forest plan.
- Objective 13 Maintain integrity of Iron County Forest, avoid loss of any county forest property using only in-kind trade of acre for acre or dollar for dollar.
- Objective 14 Develop a plan that addresses the use of islands in the Gile Flowage as part of the Gile Flowage Watershed Scale Plan.
- Objective 15 Work with the Friends of the Gile Flowage to address issues pertaining to recreational use on the Gile Flowage.

### **AGRICULTURAL RESOURCES**

**Goal: Support agriculture activities that are compatible with the soils and habitat of the Town of Pence.**

## ELEMENT 6: ECONOMIC DEVELOPMENT

### 6.1 INTRODUCTION

Several characteristics of the population, labor force, and the economic base of the Town of Pence play major roles in its economic development and will be discussed in this element. In addition, the strengths and weaknesses of the town, with respect to attracting and retaining businesses, will be explored along with an inventory of the existing businesses. Finally, this narrative will identify state, federal, county, and regional economic development programs and organizations that the town could utilize.

### 6.2 LABOR FORCE

The labor force is defined as those members of the population 16 years or older who are employed, or if unemployed, are looking for jobs. Table 6.1 gives an overview of some of the characteristics of the population and labor force in the Town of Pence, Iron County, and the State of Wisconsin.

Table 6.1: General Characteristics of the Population, Year 2000			
Characteristics	Town of Pence	Iron County	Wisconsin
Civilian Labor Force	73	3,150	2,869,236
Unemployment Rate	0.0%	8.9%	4.7%
Labor Participation Rate	44.0%	55.0%	69.1%
Education Beyond High School (25 and over)	31.7%	45.5%	50.6%
Bachelor's Degree or Higher (25 and over)	5.6%	13.2%	22.4%
Per Capita Income	\$14,070	\$17,371	\$21,271
Median Household Income	\$31,250	\$29,580	\$43,791
Poverty Rate	2.1%	11.1%	8.7%
Median Age	43.0	45.0	36.0

Source: U.S Census Bureau, Census 2000, SF 1 & SF 3

The labor force participation rate is the number of residents who are either working or looking for work divided by the total population over 16 years of age. One of the primary reasons for the low labor force participation rate in the town and the county is the large portion of the population over the age of 65. An increasingly aging labor force, a low birth rate, and the loss of younger workforce members will have negative consequences on the future labor supply of the town and the county.

The Town of Pence contains a larger population of residents over 60 years old than is found in the state of Wisconsin. This is reflected in the town's median age (43.0), which is substantially higher than the state (36.0), but not as high as the county (45.0) median age. Iron County has the second highest median age in the state.

### 6.3 ECONOMIC BASE

The Town of Pence is located in northern Iron County near the Upper Michigan border. Located on State Highway 77, it is easily accessible from southern Wisconsin and northern Michigan. Protecting the town's natural resources and yet providing for economic development is a delicate balance for residents of the area.

#### **Employment by Industry**

Table 6.2 lists the number and percent of employed residents in the Town of Pence by industry sector from Census 2000 data plus the 2002 annual average pay for each industry sector for Iron County. Wage data for 2000 is not available at the community level. Furthermore, 2000 county level wage data is not available using the new North American Industry Classification System (NAICS) because of the changeover from the Standard Industrial Classification (SIC) codes to the NAICS during this time period; therefore, the 2002 average annual pay is used in the table.

Table 6.2: Town of Pence Employment by Industry by NAICS			
Industry	Census 2000 Number	Percent	2002 Annual Avg Pay for Iron County
All Industries	73	100.0%	\$21,084
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	\$32,743
Construction	11	15.1%	\$32,521
Manufacturing	10	13.7%	\$21,650
Wholesale trade	0	0.0%	\$33,647
Retail trade	11	15.1%	\$16,281
Transportation and warehousing, and utilities	3	4.1%	\$22,864
Information	0	0.0%	ND
Finance, insurance, real estate, and rental and leasing	3	4.1%	\$20,446
Professional, scientific, mgmt., administrative, and waste mgmt.	1	1.4%	\$21,520
Educational, health and social services	13	17.8%	\$21,789
Arts, entertainment, recreation, accommodation and food serv.	11	15.1%	\$8,692
Other services (except public administration)	0	0.0%	\$19,437
Public administration	10	13.7%	\$27,612

Source: U.S. Census Bureau, Census 2000; U.S. Bureau of Labor Statistics

ND: Non Disclosable—data do not meet BLS or State agency disclosure standards

More Town of Pence residents are employed in the education, health, and social services sector than in any other industry sector. Considering the proximity of the City of Hurley and Ironwood, Michigan, many residents are likely employed in schools and medical facilities in those municipalities.

#### **Town of Pence Employers**

Table 6.3 lists the employers in the Town of Pence as reported by the Wisconsin Department of Workforce Development for March 2003. Within the employment size ranges, however, the companies are not necessarily in rank order.

**Table 6.3: Employers in Pence by Number of Employees**

Employer Name	Product or Service	Employment Size Range
DANIEL TURNER	Drinking Place	5-9
TOWN OF PENCE-IRON COUNTY	Executive & Legislative Office	5-9
ROSS PETERSON CONSTRUCTION CO	Heavy & Civil Engineering Construction	1-4
PLANET PICASSO LANDSCAPERS INC	Landscaping Services	1-4
BRACKETT & SON	Construction Sand & Gravel Mining	0

Source: WI Department of Workforce Development, March 2003

### **Worker Commuter Patterns**

Table 6.4 indicates the number of people who lived or worked in the Town of Pence and who commuted to work. It includes the locations of their places of employment and the locations of their residences. Of the approximately 73 residents in the Town of Pence that commuted to work, only 11 percent worked in the town. Over 34 percent of town residents worked in the City of Hurley and 27 percent worked in neighboring Gogebic County. Of the 42 people who were employed in the Town of Pence, 19 percent were residents of Milwaukee County and nearly 12 percent commuted from Gogebic County in Michigan.

**Table 6.4: Town of Pence Commuting Patterns, 2000**

Live In:	Work In	Count	Travel To:	From:	Count
Town of Pence	Town of Pence, Iron Co. WI	8	Town of Pence	Town of Pence, Iron Co. WI	8
	City of Hurley, Iron Co. WI	25		Milwaukee County, WI	8
	Gogebic County, MI	20		Gogebic County, MI	5
	City of Montreal, Iron Co. WI	6		City of Montreal, Iron Co. WI	4
	Ashland County	7		Town of Knight, Iron Co. WI	4
	Hennepin Co. MN	3		Town of Anderson, Iron Co. WI	3
	Chippewa County, WI	2		Town of Kimball, Iron Co. WI	3
	Lincoln County, WI	2		City of Montreal, Iron Co. WI	3
				Town of Mercer, Iron Co. WI	2
				Polk County, WI	2
Totals		73	Totals		42

Source: U.S. Census 2000, MCD/County to MCD/County Worker Flow files

## **6.4 ATTRACTING AND RETAINING BUSINESS AND INDUSTRY**

Historically, business attraction has centered on manufacturing and will likely continue to do so; but increasingly, attracting retail, tourism, technology, and service-oriented businesses has become important in order to diversify and expand business clusters in the area. To be successful, an attractive and competitive environment must be provided. Entrepreneurship and small business development is necessary to create new jobs and provide stability to the local economic base.

In response to the Town of Pence's Comprehensive Plan Survey, roughly 74 percent of resident and non-resident respondents think there are not enough job opportunities that pay a sufficient

wage to make a decent living in Iron County. In addition, an overwhelming majority of residents and non-residents would support Iron County's efforts to create new jobs in the county. According to the Town of Pence's Comprehensive Plan Survey replies, town respondents indicated that the most important types of industries to attract into Iron County are light industry/manufacturing, tourism businesses, timber resource industries, high tech industries, retail development, and service businesses. See Table 6.5 for details.

<b>Table 6.5: Types of Industries Believed to be Most Important for Iron County to Attract</b>				
<b>Industry</b>	<b>Resident</b>	<b>Non-Resident</b>	<b>Town Totals</b>	
	<b>% Of Total</b>	<b>% Of Total</b>	<b>Number</b>	<b>% Of Total Responses</b>
Light Industry/Manufacturing	56.7%	43.3%	60	73.2%
Tourism Businesses	39.6%	60.4%	48	58.5%
Timber Resource Industries	55.8%	44.2%	43	52.4%
High Tech Industries	60.5%	39.5%	38	46.3%
Retail Development	56.7%	43.3%	30	36.6%
Service Businesses	41.4%	58.6%	29	35.4%
Agriculture (dairy, tree, and cranberry farms)	36.0%	64.0%	25	30.5%
Heavy Industry/Manufacturing	71.4%	28.6%	21	25.6%
Public Sector, Governmental	60.0%	40.0%	15	18.3%

Source: Town of Pence Comprehensive Plan Survey Results (Total County Responses = 82)

Because of structural changes in the economy and the transition from a primarily physical-labor industrial age economy to an intellectual-labor, information age or knowledge-based economy, the development of technology-based businesses has become even more important to attract high-skilled, high-paying jobs. The Town of Pence and Iron County, as indicated in the following sections, has the necessary amenities, such as high-speed Internet access, adequate power sources, and access to financing to attract knowledge-based businesses.

It is estimated that 85 percent of the employment in an area is generated by the existing businesses; therefore, retaining these companies is a high priority for local officials and economic development organizations. To accomplish this, the obstacles that restrict the growth of existing businesses must be removed and assistance must be given to them to help them remain competitive in a global economy. This section provides information on existing programs, initiatives, infrastructure, and organizations available to attract/retain businesses and industries in to the Town of Pence and Iron County.

### **SuperiorLife Technology Zone Program**

In June 2002, Iron County was one of six counties in Northwest Wisconsin designated as a Technology Zone (called SuperiorLife) by the Wisconsin Department of Commerce. Developed out of the Build Wisconsin initiative, the Technology Zone program brings \$5 million in income tax incentives for high-tech development in the area. The Technology Zone program will help the county generate high-wage jobs through the startup and expansion of technology-based businesses. Eligible businesses will be certified by the Department of Commerce for tax credits based on their ability not only to create high-wage jobs and investment, but also to support the development of high-tech industries in the region.

**Iron County Development Zone Program**

Iron County was designated as a Wisconsin Development Zone and includes the Cities of Hurley and Montreal and the Towns of Pence, Saxon, Mercer, Carey, Oma, Gurney, Anderson, Knight, Kimball, and Sherman. As a Development Zone, special state incentives are available to qualifying businesses that locate or expand within the zone.

The Community Development Zone program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. It offers non-refundable tax credits for new, full-time jobs created by a business. Furthermore, the program offers a non-refundable environment remediation credit for all eligible environmental remediation costs.

**Workforce Development**

Wisconsin Indianhead Technical College (WITC) is an accredited postsecondary educational institution serving northwestern Wisconsin. Although neither a campus nor a branch is located in Iron County, there is a campus in neighboring Ashland County, which is within an easy commute. WITC offers customized training and technical assistance to business and industry to help them become more competitive, increase productivity, and to retain workers. This customized training is available at the business site or in a campus classroom setting.

Also located in neighboring Ashland County in the City of Ashland is Northland College. It is a four-year baccalaureate degree college that is internationally known for its outstanding environmental degree programs.

Gogebic Community College, in neighboring Ironwood, Michigan, offers two-year associate degrees in pre-professional transfer programs as well as technical career programs. The college offers one of only two Ski Area Management programs in the nation and has a full-service ski hill right on campus.

Another technical college located nearby is Northcentral Technical College (NTC), which has a regional campus in Phillips, Price County. NTC offers credit courses in several associate degree and diploma programs through self-paced "Flex Labs," interactive television, and conventional classroom settings. All campuses offer counseling and career development services, as well as a wide variety of continuing education and vocational classes.

Nicolet Technical College is a public community college serving Northern Wisconsin from its campus on Lake Julia south of Rhinelander in Oneida County. The College offers one- and two-year career diplomas and degrees, liberal arts university transfer studies, and a comprehensive continuing education program. Nicolet currently serves over 1,500 students each semester with offerings in vocational-technical and liberal arts and approximately 10,000 in continuing education, trade extension, and apprenticeship programs.

The University of Wisconsin-Extension acts as a doorway to the public university for residents throughout the state. Through its partnerships with 26 UW campuses, Wisconsin counties, tribal governments and other organizations, UW-Extension provides a spectrum of valuable lifelong learning opportunities for Wisconsin citizens. Its Outreach and E-learning division offers



continuing education opportunities for the professions, business and industry, workers and the general public. The division supports a variety of distance education programs, including online undergraduate and graduate degree programs.

The Northwest Wisconsin Concentrated Employment Program, Inc. (NWCEP) is a non-profit corporation whose mission is to strengthen the economy by providing effective and efficient workforce development services to businesses and workers. In existence since 1968, it administers programs to help local youth and adults gain marketable skills and find better jobs. In addition, NWCEP provides a variety of services, including workshops, conferences, and newsletters for businesses and business development. NWCEP has its main office in neighboring Ashland County. In addition, there is a satellite office located in Park Falls in neighboring Price County.

WoodLINKS-USA is a program designed to respond to the serious lack of skilled workers in the wood industry. It is an industry education partnership designed to enhance the wood product industry competitiveness and economic development through significant improvement of entry-level work force skills through high school curriculum. The program combines traditional classroom training with experienced based learning both in schools and in cooperating industry partners. The program is being proposed to all high schools in the area, including those in Iron County.

### **Business Development Assistance**

There are several options available for small businesses in the Town of Pence seeking technical assistance. One is the Wisconsin Business Innovation Corporation (WBIC), a partner organization formed by the Northwest Regional Planning Commission (NWRPC). Although its office is located in Washburn County, its service area is the entire ten-county region. Since its beginning in 1996, WBIC has developed a unique array of technical, financial, and business support services for start up and expanding businesses. This work involves analyzing a firm's financial needs including preparation or review of financial projections, analyzing requirements and procedures of the various financing programs, identifying the appropriate funding sources, structuring sources and uses of funds, and the preparation of forms and documents needed in applications.

The University of Wisconsin-Extension Business and Manufacturing unit focuses on technical, managerial and general business education and support to Wisconsin businesses. Through the statewide Small Business Development Center (SBDC) network, Wisconsin entrepreneurs learn to start new businesses, expand their operations, and use technology to access learning, improve profits and create new jobs. The center maintains a business-to-business network so a new business can ask for business expertise from a pertinent resource.

Technical assistance for small businesses is also available through the SCORE Association (Service Corps of Retired Executives), which is a resource partner with the U.S. Small Business Administration. There is a chapter in Douglas County that offers help with any business questions, strategy, and concerns. Small business counseling is available via telephone, email, workshops, and activities.

### **Access to Financing and Venture Capital**

Small businesses create the lion's share of new jobs, but are the least able to obtain reasonable financing for job-creating expansions and start-ups. Because of the shortage of long-term financing, small businesses are frequently unable to match the term of financing with the life of the asset.

The Northwest Wisconsin Business Development Corporation (NWBDC) is a non-profit corporation formed by NWRPC to address the critical need for business financing in northwest Wisconsin. It is targeted at the best economic development opportunities of the area: the timber and wood products industry, tourism, and other manufacturing and service industries. NWBDC manages three revolving loan funds (RLFs) and a technology seed fund. The overall goal of the RLFs is to stimulate private sector investment in long-term business assets and to create new jobs. The funds partially fill the gap in private capital markets for long-term fixed rate financing. The technology seed fund can be used to complete research and development activities and validate the technology, develop prototypes, and file patents and copyrights.

In addition to the NWBDC loan funds, Iron County has a local revolving loan fund. The Iron County RLF was established in 1991 from Economic Development Grant funds awarded by the Wisconsin Department of Commerce to assist local entrepreneurs with their business ventures.

In late 2000, a community-based venture capital (equity) fund called the Wisconsin Rural Enterprise Fund, LLC (WREF) was established by the Wisconsin Business Innovation Corporation. It was formed to create a capital fund that would provide self-sustaining, moderate growth through financial investments made in rural businesses that meet the WREF criteria. Technology intensive businesses, which have the potential to create high-skilled, high-wage jobs in rural areas, are the targeted businesses. Currently, it is the only Northwest Wisconsin community-based venture capital fund; and its members include, besides WBIC, rural electric cooperatives and local community development organizations.

## **6.5 TECHNICAL AND PHYSICAL INFRASTRUCTURE**

The Town of Pence and Iron County have superior transportation facilities to serve existing and future businesses. An excellent roadway system is available in the county providing easy truck freight access to local businesses. General cargo service is available at Duluth/Superior. Nearby Ashland and Ontonagon, MI, are the nearest deep-water ports. Airport service is located at the Gogebic/Iron County Airport and the Rhinelander/Oneida County Airport. The Rhinelander airport is the largest airport serving Oneida and surrounding counties.

Other physical infrastructures, like sewer, water, natural gas, electrical services, and telecommunications are plentiful and readily available to businesses. Rural areas in Wisconsin, such as the Town of Pence and Iron County, are further ahead than many urban areas in the availability of high speed Internet access. Technology infrastructure in Pence and Iron County is widespread and includes T1, T2, T3 lines, DSL, cable, dial up, and fiber optic.

## 6.6 QUALITY OF LIFE

A good quality of life is becoming increasingly important to employers and employees alike, not only in Wisconsin, but around the country. The Town of Pence has a premium quality of personal life, with a beautiful physical environment, excellent quality and quantity of water, a good public education system, good public services, and a labor force with a excellent work ethic. Natural, recreational, and lifestyle amenities abound throughout the county, and tranquility and the solitude of the great outdoors is plentiful.

The lack of traffic jams and low crime rates enhance the quality living environment. Clean, unpolluted air, as well as lots of open space for recreation and expansion, adds to the general overall quality of life for the residents of the Town of Pence.

## 6.7 STRENGTHS AND WEAKNESSES

To be completed later.

### Strengths

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- 

- 
- 

### Weaknesses

- 
- 
- 
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## 6.8 BUSINESS AND INDUSTRY SITES

More here later.

## 6.9 TOURISM IMPACT TO THE LOCAL ECONOMY

Information on tourism is not available at the town level; therefore, Iron County data must be used. The following information was acquired from the Wisconsin Department of Tourism.

Iron County is a vacationland for local and distance travelers and ranks 46<sup>th</sup> in the state for traveler spending<sup>1</sup>. Local events and natural resources significantly contribute to the number of visitors to Iron County and the Town of Pence. Businesses that cater to tourism, such as motels, resorts, campgrounds, B&Bs, and retail stores complement the hundreds of miles of snowmobiling, ATV, and biking trails as well as the many parks, golf courses, historic sites, and area attractions.

According to the State Department of Tourism, traveler spending statewide has continued to increase reaching an estimated \$11.7 billion in 2002 (December 2001-November 2002). Visitors to Iron County in 2002 spent a total of \$60,830,370. Summer is the biggest season and generated traveler expenditures of \$27 million. Winter/spring travelers spent \$20 million and fall visitors spent \$14 million.

Tourism is an extremely vital part of Iron County's economy. Since 1993, travel expenditures in Iron County increased nearly 77 percent, from \$34 million to \$61 million. The number of jobs created in the county as a direct result of tourists was 1,051. That number jumps to 1,743 full-time equivalent jobs when counting all people employed both directly and indirectly as a result of traveler spending in Iron County. Translated to the total county workforce, it means that more than half of all people employed in Iron County are in jobs created by tourism. Employees in the county earned an estimated \$38 million in wages, which were generated from tourist spending.

The total impact of tourism extends far into the county, making a contribution to schools and local governments. Local revenues (property tax, sales taxes, etc.) collected as a result of tourist spending was an estimated \$4.7 million in 2002 and state revenues (lodging, sales and meal taxes) amounted to another \$4.7 million.

According to Census 2000, over 24 percent of total housing units in the Town of Pence are for seasonal, recreational, or occasional use. In comparison, 38 percent of total housing units in Iron County are seasonal or recreational homes. Thus, the direct impact of tourism is less on the Town of Pence than on some other areas of Iron County.

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<sup>1</sup> Wisconsin Department of Tourism, May/June 2003

## **6.10 REDEVELOPMENT AND CONTAMINATED SITES**

No contaminated sites have been officially identified in the Town of Pence. Over the 20 year planning horizon, should sites be identified, redevelopment is encouraged.

## **6.11 ECONOMIC DEVELOPMENT PROGRAMS AND ORGANIZATIONS**

There are many programs at the federal, state, county, and regional level that can help the Town of Pence in the support and development of economic development efforts. In addition, there are programs available for individual businesses to assist in start-up and expansion. This section contains a list of the major agencies and programs that are most likely to be used by the Town in its economic development efforts. In addition to programs, there are economic development organizations throughout the county that provide assistance to local units of government and businesses. These are also listed in this section.

### **FEDERAL**

#### **Economic Development Administration**

The U.S. Department of Commerce Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Pence. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss, and (2) demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

#### **USDA Wisconsin Rural Development**

Several loan and grant programs of benefit to the county and local business development are available from the USDA Rural Development. One of those programs is the Community Facility Guaranteed Loans Program, which provides funding to local units of government to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns.

The Rural Economic Development Loans and Grants Program helps develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and expansion, community development, incubator projects, medical and training projects, and feasibility studies.

The purpose of the Business and Industry Direct Loan Program is to improve, develop, or finance business, industry, and employment and improve the economic and environmental climate in rural communities. Loan purposes include purchase and expansion of land,

equipment, buildings, and working capital. Loans to public bodies can be used to finance community facilities and construct and equip industrial plants for lease to private businesses.

The Community Facilities Direct Loans and Grants Program provides funding for essential community facilities (CF) such as municipal buildings, day care centers, and health and safety facilities. Examples include fire halls, fire trucks, clinics, nursing homes, and hospitals. CF loans and grants may also be used for such things as activity centers for the handicapped, schools, libraries, and other community buildings.

## **STATE**

### **Wisconsin Department of Commerce**

At least three programs are available to local units of government through the Wisconsin Department of Commerce. The first program is the Community Development Block Grant for Economic Development (CDBG-ED). Its purpose is to provide resources to local governments that will enable them to assist economic development projects in their community. The local unit of government is the applicant and recipient of the funds. A specific business, which must be located in a municipality of 50,000 or fewer, is loaned the funds for eligible business development uses. When the funds are repaid to the local government, they may stay in the community to be used as a revolving loan fund to assist other businesses in the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). Its purpose is to provide grant funds to local governments that will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains, etc.) to private business enterprises that are going to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

The third program available from the Wisconsin Department of Commerce is the Community-Based Economic Development Program (CBED). Its purpose is to provide financing assistance to local governments and community-based organizations that undertake planning or development projects or that provide technical assistance in support of business (including technology-based businesses) and community development.

### **Wisconsin Departments of Tourism and Commerce**

The Tourism Development Initiative is a multi-faceted program designed to assist tourism businesses that have been severely affected by consecutive winters with minimal snowfall. The program offers planning and training grants that focus on tourism development and diversification at the business and municipal levels. A Snow Emergency Loan is available to qualifying small businesses that can document significant revenue loss caused by the lack of snow.

### **Wisconsin Department of Transportation**

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding

transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

## **REGIONAL**

### **Northwest Regional Planning Commission**

The Northwest Regional Planning Commission is a cooperative venture of the local units of governments in the ten counties of Ashland, Bayfield, Burnett, Douglas, Iron, Price, Rusk, Sawyer, Taylor, and Washburn and the five regional tribal nations of Bad River, Lac Courte Oreilles, Red Cliff, St. Croix, and Lac du Flambeau. The purpose of NWRPC is to assist its member communities to promote sustainable economic development, develop public facilities, provide planning and technical services, efficiently manage and conserve natural resources, and protect the environment. Every five years, NWRPC, with the cooperation of the local units of government in its region, prepares a Comprehensive Economic Development Strategy for the entire Northwest Region.

In an effort to build a focused development strategy for the Northwest Region, NWRPC developed three non-profit development corporations, each focusing on a specific area need and opportunity including financing for business start up and expansions (Northwest Wisconsin Business Development Corporation), technology-based business development (Wisconsin Business Innovation Corporation), and affordable housing (Northwest Affordable Housing, Inc.).

### **Northwest Wisconsin Business Development Corporation**

A strategic partner of the Northwest Regional Planning Commission, the Northwest Wisconsin Business Development Corporation, has available revolving loan funds to address a gap in private capital markets for long-term, fixed rate, low down-payment, and low interest financing to assist businesses in job creation/retention and growth.

### **SuperiorLife Technology Zone Program**

The Technology Zone program was developed out of the Build Wisconsin initiative, which is firmly based in the concepts of promoting regional cooperation and developing a technology base. Iron County is part of the SuperiorLife Technology Zone and won designation as such by the Wisconsin Department of Commerce (WDOC) in 2002. Each designated zone will get \$5 million in income tax incentives for high-tech development. The (WDOC) will certify eligible businesses for tax credits based on their ability to create high-wage jobs and investment and support the development of high-tech industries in the region. The SuperiorLife Technology Zone offers the potential for growth in the computer software, medical, and forestry clusters, among others.

## **LOCAL**

### **Economic Development Organizations**

Several economic development organizations dedicated to community and business development exist in Iron County. Following is a list of these organizations that promote economic development or provide assistance to local units of government and businesses and industries within the county.

**Iron County Development Zone Council**

The Iron County Development Zone Council (ICDZC) is a public/private non-profit organization that promotes economic and community development in Iron County. Formed in 1989, it has three objectives: 1) to coordinate economic development efforts within Iron County; 2) to provide answers to requests and inquiries by businesses interested in investing and creating jobs in the county; and 3) to facilitate the application process for the state's tax credits. The ICDZC also administers the County's Revolving Loan Fund, which is available to new and expanding businesses. Additionally, the ICDZC has been a very strong partner for tourism development in the county.

According to the UW Extension, Community for Economic Development, a total of over one million dollars in tax credits have been made available to businesses locating or expanding in Iron County. These tax credits have assisted in the creation of 300 new jobs and \$13 million in new private investment in the county since the Iron County Development Zone Council was created.

Funding for the ICDZC comes from contributions from local units of government and private industry. In addition, it has been the recipient of grant money for planning projects.

**Iron County Resource Development Association, Inc.**

The Iron County Resource Development Association, Inc. (ICRDA) is a private not for profit corporation that promotes development in Iron County, mainly in the Hurley Industrial Park. Formed in 1963, the ICRDA acquired the Hurley Industrial Park and made an investment for the expansion of the park to accommodate industries. The ICRDA has worked with the City of Hurley in obtaining grants for infrastructure improvements in the industrial park.

ICRDA has provided "seed money" for five community development projects in Iron County. Loans or loan guarantees have been made to nine businesses in three communities for start-up or expansion since 1990.

**Iron County Economic Development Committee**

The Iron County Economic Development Committee's main focus is to develop an industrial base in Iron County, which will bring higher wage jobs to the area. At the same time, the committee tries to expand the growing tourism industry in Iron County. It is composed of Iron County Board members.

**Other Programs**

There are many more federal, state, and local programs offering assistance to businesses. They are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the Wisconsin Department of Commerce.



## 6.12 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and actions have been developed to assist the Town of Pence in its overall effort to support, retain, and attract economic development activity.

**Goal: Encourage diverse economic development that pays a living wage and is compatible with the town's rural northwoods character.**

- Objective 1    Require that all mineral extraction activities have a reclamation plan.
- Objective 2    Consider limiting commercial development to along the Hwy 77 corridor.
- Objective 3    Encourage value added forest product industry in the town.
- Objective 4    Encourage home-based business development.

## ELEMENT 7: INTERGOVERNMENTAL COOPERATION

### 7.1 INTRODUCTION

Intergovernmental cooperation involves working with neighboring communities, school districts and agencies to understand how their future planning activities will impact the Town of Pence. At a minimum, this should involve sharing information about the Town of Pence's plan with neighboring communities and agencies and neighboring communities and agencies sharing their plans and initiatives with the Town of Pence. However, Pence believes intergovernmental cooperation should not end with the sharing of plans. Instead, this process should be the beginning for joint planning and decision-making, conflict resolution, and other strategies to promote local and regional cooperation. As part of the planning survey that was distributed to all landowners in the Town of Pence, **92.7 percent** of respondents thought neighboring towns, cities, and counties should work together toward shared goals.

### 7.2 RELATIONSHIPS TO THE TOWN OF PENCE

The Town of Pence shares a municipal border with the Towns of Carey, Knight, Kimball and the City of Montreal. In addition, the town must also coordinate with state, local, and regional organizations.

Pence's relationship with all neighboring towns can be characterized as one of mutual respect and compatibility from a land use and political standpoint. The borders between the Town of Pence and adjacent governmental units are fixed due to a town's inability to annex from adjoining jurisdictions, resulting in no boundary disputes. The Town of Pence and its adjoining jurisdictions share a common rural or "northwoods" character. In the future, as mutually beneficial opportunities for shared service contracts arise, the Town of Pence is open to considering such shared service options.

The Town of Pence's relationship with the City of Montreal can be described as generally amicable. The City of Montreal and the Town of Pence cooperate on a number of different services. One of the most prominent is the municipal sewer and water service the town receives from the City of Montreal. Other shared relationships???? The city has the authority, if advised, to annex land from the Town of Pence.

#### **County and Regional Governmental Units**

Iron County has some jurisdiction within the town, particularly, as it pertains to zoning (both shoreland and non-shoreland), as Pence has adopted the Iron Count Zoning Ordinance. In areas where Iron County has jurisdiction, the county seeks input from the town before making decisions affecting the town. Likewise, the town has attempted to maintain that link of communication with Iron County by providing recommendations. The county's jurisdiction has at times created conflict with the town. Future cooperation will be especially important as it relates to:

- Coordination with the Iron County Comprehensive Plan
- Enforcement of zoning and shoreland regulations
- Revision of the Iron County Zoning Ordinance and official map

The town expects that the county will fully consider recommendations provided by Pence's comprehensive plan. Likewise, the town expects the county to understand that the *Future Land Use Map* provides a general pattern for development.

### **Northwest Regional Planning Commission**

Northwest Regional Planning Commission (NWRPC) was formed under Section 60.0309 of Wisconsin State Statutes to provide a range of services to local units of government within the NWRPC boundary, which includes ten counties and five tribal nations. RPC's provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local government. The Town of Pence is within the boundary of the NWRPC.

Under Wisconsin's 1999 Comprehensive Planning legislation, each regional planning commission must develop a full nine element comprehensive plan. Under this law, the NWRPC will be responsible for developing a regional plan for the ten-county northwest region. In development of this plan, it is important that the Town of Pence be solicited for input relating to the overall future land use efforts already completed for the town.

### **State Agencies**

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) are the primary state agencies the Town of Pence must coordinate with to achieve the goals and objectives of this plan.

WDNR takes a lead role in wildlife protection and the sustainable management of woodlands, wetlands, and other natural wildlife habitat areas. WisDOT is responsible for planning and development of state highways and other multi-modal transportation systems. Open communication and participation in land use, natural resources and transportation decisions, which may impact the town, is an important priority for intergovernmental cooperation in the future.

### **School Districts**

The Town of Pence is served by the Hurley School District, with facilities located in the Town of Kimball. The town's relationship with the school district can be characterized as cooperative. Regular and open communication is critical to ensure the cooperative relationship will continue to be strengthened. The Town of Pence should work with the Hurley School District/Board on all siting and building of public facilities and services and for the sharing of such facilities and services.

### **Intergovernmental Comprehensive Planning Process**

On an element-by-element basis, Iron County, local school districts, and state agencies were contacted regarding their available services. For example, during development of the *Utilities and Community Facilities* element the school district serving the town was contacted to gather

information on current and future enrollment, existing facilities, and to determine if future expansion of district facilities is planned.

In addition, the multi-jurisdictional comprehensive planning process between Pence, adjoining towns, and Iron County allowed for greater interaction and understanding of local issues impacting one or more units of government.

### **Conflict Resolution Process (CRP)**

Potential conflicts related to land use decision-making have been greatly diminished due to the concerted development of local jurisdictional plans through the planning process. Although, it is important to recognize that unplanned future variables may result in conflict, planning for potential future conflict between jurisdictions requires a process to resolve such disputes. The conflict resolution process developed for Iron County outlines the appropriate steps to be taken by the local governing body to resolve these disputes in a logical, systematic, and equitable manner. **See Appendix A for detailed description of the conflict resolution process.**

### **Agreements with Neighboring or Overlapping Jurisdictions**

The Town of Pence has established both formal and informal agreements with adjacent and overlapping units of government.

Please list below:

- 1.
- 2.
- 3.
- 4.
- 5.

### **Existing and Potential Conflicts**

Identify existing/potential conflicts between the Town of Pence and other governmental units.

#### **Existing Conflicts**

- 1.
- 2.
- 3.
- 4.
- 5.

#### **Potential Conflicts**

- 1.
- 2.
- 3.
- 4.
- 5.

### 7.3 Intergovernmental Cooperation Goals and Objectives

A set of recommended goals and objectives has been recommended for the town to engage and work with adjoining and overlapping jurisdictions. Implementation of the objectives is a start to providing discussion and cooperation of a broad range of issues impacting the town.

**Goal: Whenever cost effective and supports the goals/objectives of this plan, work to develop intergovernmental cooperative agreements with neighboring towns and the county while still maintaining the town's identity and integrity.**

- Objective 1    Work with adjoining towns and county in developing future land use plans and zoning to avoid "patchwork" land use/zoning patterns and promote consistent regulations across jurisdictional boundaries.
- Objective 2    Actively participate with neighboring towns and the county to formalize intergovernmental relationships and maintain open lines of communication.
- Objective 3    Cooperate with the Town of Carey to develop a watershed scale land use plan for the Gile Flowage.
- Objective 4    Seek grants and assistance from broader governments for assistance to complete goals and objectives of this plan.
- Objective 5    Maintain cooperative fire protection agreements.
- Objective 6    Encourage cooperation with the county highway department. and town for all roadwork projects, including land sales, ROW and surface projects. Encourage cooperation with county forest in all land use management.
- Objective 7    Investigate sharing manpower and equipment with neighboring towns and county.
- Objective 8    Continue to maintain town's representation on county town's association.

## Appendix A

### Conflict Resolution Process

Potential conflicts related to land use decision-making have been greatly diminished due to the concerted development of local jurisdictional plans through the planning process. Although, it is important to recognize that unplanned future variables may result in conflict. Planning for potential future conflict between jurisdictions requires the development of a process to resolve such disputes. The conflict resolution process outlines the appropriate steps to be taken by the local governing bodies in order to resolve these disputes in a logical, systematic, and equitable manner.

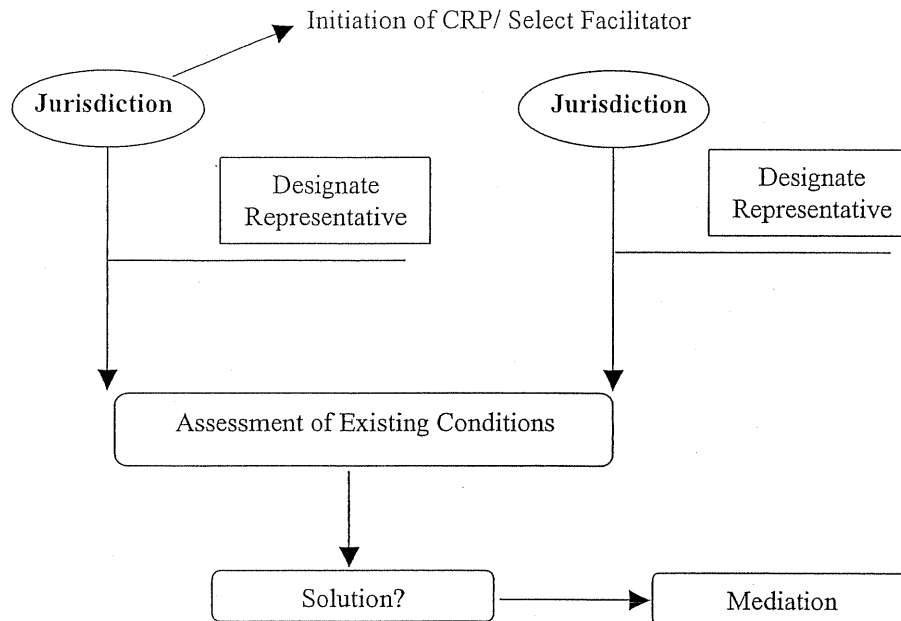
The conflict resolution process is intended to provide a low-cost, flexible approach to resolving land use disputes between governmental entities and to provide the framework for resolving planning related conflicts, which may arise between the town and other jurisdictions. This process should not supersede local processes established for conflict resolution and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within their jurisdiction.

The conflict resolution process should involve an *authorized representative* (selected by local governing authority on 2/3 majority) of the involved jurisdictions. The designated representative shall have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communication with the jurisdiction throughout the conflict resolution process. The process should accommodate public participation and comment pursuant to Wisconsin State Statutes 19.81(2).

**SECTION I Initiation of the CRP.** The process may be initiated by a local jurisdiction, Iron County, or any other parties named in the *Intergovernmental Cooperation Element*. Requests to initiate CRP should be submitted to an outside facilitator and to affected jurisdictions and shall clearly and concisely identify the land use issue, the jurisdictions involved, and the affected jurisdiction's authorized representatives. Upon receipt of CRP notification, and unless otherwise requested by the jurisdictions involved, the facilitator would proceed with the issues assessment process.

**SECTION II Assessment of existing conditions.** The outside facilitator named under Section I shall conduct an assessment of existing conditions. The assessment should consist of examination of pertinent documents, maps, ordinances, or other materials and/or public meetings to gather input from affected jurisdictions (representatives). Meetings should allow equal time for jurisdictions to comment on the issue and to propose suitable alternatives.

**SECTION III Mediation.** All land use disputes should be mediated by a neutral party who understands land use planning and growth issues related to the local unit of government and Iron County.



An informal agreement was developed in order to provide the framework for a coordinated planning process and to define a procedure for conflict resolution throughout the planning process. It is the intention of this agreement to outline the coordination actions necessary to ensure consistency in planning related matters and to facilitate communication between all units of government. A formal agreement addressing intergovernmental cooperation and the conflict resolution process should be developed and implemented following the completion of the Town of Pence comprehensive planning process.

Parties to this agreement will:

- 1) Agree to openly cooperate and share information pertinent to the planning process.
- 2) Agree to coordinate planning activities with adjacent and overlapping jurisdictions, including school districts.
- 3) Agree to work to ensure orderly transitions or buffers in areas of joint concern between different communities.
- 4) Recognize that policy, land use, or development decisions by one party affect other jurisdictions. The parties further recognize the need to involve the property owners and residents of the area in the land use planning and priority-setting process.
- 5) Agree to examine the potential for inter-local agreements addressing extra-jurisdictional services when increased efficiency and effectiveness will be achieved.
- 6) Agree to review comprehensive plans and plan amendments of adjacent and overlapping jurisdictions and plans of state and regional agencies for consistency with local planning.

- 7) Agree to utilize the informal conflict resolution process to resolve planning-related conflicts between adjacent and overlapping units of government where appropriate.
- 8) Agree to resolve inconsistencies, which may arise between adjacent and overlapping jurisdictions, through use of formal or informal negotiations or through use of the conflict resolution process.
- 9) Agree to work cooperatively with adjacent and overlapping jurisdictions to develop and implement a formalized intergovernmental cooperation agreement as a component of the Intergovernmental Cooperation element of the comprehensive planning process. This agreement should coordinate the Town of Pence Comprehensive Plan with the comprehensive plans of local governments and regional and state agencies. The formal agreement should outline the process for continued coordination and cooperation and define the mechanisms for conflict resolution.
- 10) Acknowledge that this Intergovernmental Cooperation Agreement is not intended to and does not create legally binding obligations on any of the parties to act in accordance with its provisions. Rather, it constitutes a good faith statement of the intent of the parties to cooperate in a manner designed to meet the mutual objectives of all the parties involved in an efficient, equitable, and responsible manner.



## ELEMENT 8: LAND USE

### 8.1 INTRODUCTION

This element provides an examination of the existing land use pattern and development requirements in the Town of Pence. As part of this examination, historical land use, property assessment, and ownership patterns will be analyzed. This background report also includes a synopsis of the existing development requirements.

### 8.2 EXISTING LAND USE INVENTORY

The existing land use pattern in the Town of Pence was defined through visual interpretation of digital aerial photography, field identification, and through consultation with the town planning committee. The mapped land use boundaries are **approximations** based on photo-identifiable features and are not based on parcel classifications used for assessment and zoning purposes. See Table 8.1 and Map X.X, Town of Pence Existing Land Use for more information.

Existing land uses were categorized based on a broad classification of use. Definitions of the existing land use categories are found in Appendix X. Land uses were categorized to fit within 11 categories, including:

Agricultural	Government/Institutional	Residential
Commercial	Industrial	Urban
Abandoned Commercial	Open Space	Woodlands/Other Natural Areas
Communications/Utilities	Parks and Recreation	

**Table 8.1: Town of Pence Existing Land Use**

Land Use	Land Use Classification	Acres	Percent
	Abandoned Commercial	<1	<0.1
	Commercial	2	<0.1
	Government and Institutional	<1	<0.1
	Industrial	15	<0.1
	Open Space	27	0.1
	Parks and Recreation	5	<0.1
	Residential (primary)	24	0.1
	Woodlands/Other Natural Areas	23,013	99.7
	<b>Total Acreage</b>	<b>23,086</b>	<b>100.0</b>
Land Management	Land Management Classification	Acres	Percent
	Privately Owned Lands, Non-Forest Tax Law	8,588	37.2
	Forest Tax Law Program – MFL	478	2.1
	Forest Tax Law Program – FCL	665	2.9
	Industrial Forestland (MFL)	193	0.8
	Iron County Forest	13,041	56.5
	State of Wisconsin	121	0.5
	<b>Total Acreage</b>	<b>23,086</b>	<b>100.0</b>

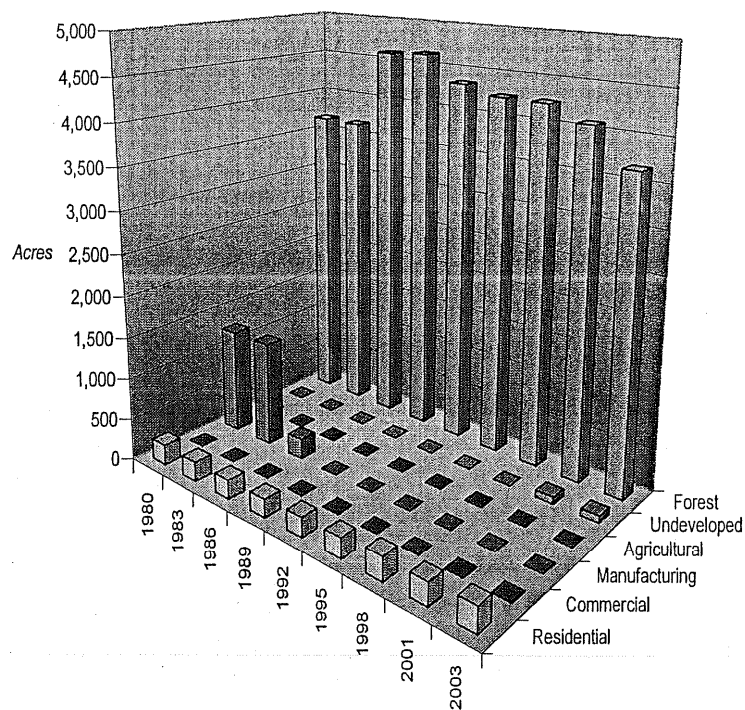
Source: NWRPC, Town of Pence

### 8.3 LAND USE TRENDS

Changes in the community land use profile over time can reveal general development trends and highlight potential future concerns. In the absence of historic land use inventory information, Wisconsin Department of Revenue land assessment data can be used to conduct a simplified land use analysis and for examining trends. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Swamp and Waste, and Forest. Excluded from this inventory are lands categorized as “other” or tax-exempt lands.

Figure 8.1

Town of Pence, 1980-2003 Assessment Data



	1980	1983	1986	1989	1992	1995	1998	2001	2003
Residential	242	233	222	219	232	237	278	262	284
Commercial	0	0	2	3	3	3	3	5	5
Manufacturing	1,265	1,265	241	0	0	0	0	0	0
Agricultural	0	0	0	0	0	0	0	0	0
Undeveloped	0	0	0	0	0	0	0	80	80
Forest	3,674	3,667	4,610	4,642	4,348	4,252	4,250	4,084	3,679

Source: Wisconsin Department of Revenue

## **8.4 EXISTING LAND USE AND DEVELOPMENT REQUIREMENTS**

### **Zoning Ordinance**

For all intensive purposes, zoning is a locally enacted law that regulates and controls the use of property. Zoning involves dividing the community into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The Iron County Board of Supervisors enacted the Iron County Zoning Ordinance on January 21, 1971. This ordinance regulates and restricts the location, construction, and use of buildings, structures and the use of land in the unincorporated portions of Iron County, including the Town of Pence. See Map X.X, Town of Pence Zoning Districts for more information.

The Town of Pence does have the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the “ten-day rule”, this authority allows the town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

All other zoning activities, standards, and requirements are administered at the discretion of the county. These activities include issuance of conditional use permits (special exceptions), variances, and building and sanitary permits.

### **Iron County Zoning Districts**

#### **Residential (R-1)**

This district provides for one (1) and two (2) family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipal facilities.

#### **Residential-Recreation (RR-1)**

This district is intended to provide for seasonal residential development and essential recreation-oriented service in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

#### **Single Family Residential (R-2)**

This district is intended to provide for large lot residential development in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources

**Agricultural (A-1)**

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

**Commercial (C-1)**

This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and similar commercial establishments.

**Industrial (I-1)**

This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or similar factors relating to public health, welfare, and safety.

**Forestry (F-1)**

This district provides for the continuation of forest programs and related uses in those areas best suited for such activities.

**Non-Shoreland Resource Conservation (W-1)**

This district is intended to prevent destruction of natural or manmade resources and to protect watercourses including shorelands of navigable waters and areas which are not adequately drained or which are subject to periodic flooding, where developments would result in hazards to health or safety; would deplete or destroy resources; or be otherwise incompatible with the public welfare.

**Planned Unit Development (PUD)**

This district is intended to provide for large-scale residential or residential-recreational development.

**Shoreland Wetland (W-2)**

This district is intended to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty, and to control building and development in wetlands whenever possible.

Table 8.2: Iron County Zoning Dimensional Requirements							
	R-1	RR-1	R-2	A-1	C-1	I-1	F-1
With public sewer	15,000ft <sup>2</sup>	15,000 ft <sup>2</sup>	40,000 ft <sup>2</sup>	2 Acres	10,000 ft <sup>2</sup>	1 Acre	10,000 ft <sup>2</sup>
Without public sewer	-	-	40,000 ft <sup>2</sup>	-	-	-	-
Inside shorelands	30,000 ft <sup>2</sup>	30,000 ft <sup>2</sup>	40,000 ft <sup>2</sup>	2 Acres	20,000 ft <sup>2</sup>	1 Acre	20,000 ft <sup>2</sup>
Outside shorelands	60,000 ft <sup>2</sup>	60,000 ft <sup>2</sup>	80,000 ft <sup>2</sup>	2 Acres	20,000 ft <sup>2</sup>	1 Acre	60,000 ft <sup>2</sup>
Minimum lot width (with public sewer)	125ft	125ft	200ft	200ft	75ft	200ft	100ft
Minimum lot width (no public sewer)	150ft	150ft	200ft	-	100ft	-	-

Source: Iron County Zoning Ordinance

**2000-2003 Zoning Permit History**

Table 8.3: 2000-2003 Permits Issued

	New Residence	Sanitary	Soil Test Review	Conditional Use	Rezoning
<b>2003</b>					
Pence	2	3	4	0	0
Knight	3	4	0	4	0
Kimball	10	12	13	5	0
Carey	4	5	6	0	0
Iron Co.	92	114	134	39	7
<b>2002</b>					
Pence	2	1	1	0	0
Knight	4	6	4	4	0
Kimball	1	5	3	3	2
Carey	0	3	3	2	1
Iron Co.	53	79	82	26	13
<b>2001</b>					
Pence	1	1	1	2	1
Knight	5	4	3	6	0
Kimball	3	5	4	0	1
Carey	2	2	3	0	1
Iron Co.	67	93	86	35	7
<b>2000</b>					
Pence	3	3	2	1	0
Knight	4	5	5	2	0
Kimball	4	3	2	2	0
Carey	8	6	1	3	0
Iron Co.	72	102	110	20	4

Source: Iron County Zoning Department

## 8.5 IRON COUNTY SHORELAND-WETLAND ZONING

Section 9-1-20 of the Iron County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county. These areas are defined as lands which lie within 1,000 feet of the ordinary high water mark (OHM) of navigable lakes, ponds, or flowages and lands within 300 feet of the OHM of navigable rivers and stream or to the landward side of the floodplain, whichever distance is greater. Mapped wetlands five acres in size or larger are also regulated under this ordinance.

Section 9-1-71 of the Iron County Zoning Ordinance amends the county shoreland regulations to incorporate lake and river and stream class development standards. These standards are based on the Iron County Lakes Classification, which assigns each county water body into one of two classes. The lakes classification rating is based on an assessment of the individual characteristics of each lake. Under this system, Class II lakes along with rivers and streams receive the highest level of protection.

The dimensional requirements for zoning districts within the shoreland areas are found in the Natural, Agricultural, and Cultural Resources Element of the Town of Pence Comprehensive Plan.

### **Iron County Floodplain Ordinances**

The Iron County Board of Supervisors enacted the Iron County Floodplain Zoning Ordinance on April 21, 1987 (amended 1988). The official floodplain maps for Iron County are the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps (FHBM) dated September 8, 1978.

The Wisconsin Department of Natural Resources revised its model floodplain zoning ordinance in April 2004. Iron County will likely amend its floodplain ordinances to be consistent with the provisions of the new model ordinance in the near future.

### **Private Sewage System Regulations**

The Wisconsin Department of Commerce and Iron County are jointly responsible for the regulation and monitoring of private on-site wastewater systems (POWTS). The state code outlining POWTS requirements in Wisconsin is Administrative Code Chapter "Comm 83".

Section 9-1-68 of the Iron County Zoning Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county. This section of the ordinance incorporates by reference the provisions of Chapter 145, Wisconsin Statutes.

### **Nonmetallic Mining**

Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. By law, each Wisconsin county (except Milwaukee County) is required to enact an ordinance and administer a program that regulates the reclamation of nonmetallic mining sites.

## **8.6 LAND PRICES & VALUATION**

The price of land depends upon many factors, which can vary significantly by location. It is difficult to generalize the market price of property within a given municipality due to the 'location specific' factors that dictate the price and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time, we can draw some conclusions about the general land prices within the local area.

The following analysis represents a generalized view of real estate prices in **Iron County** based on real estate listings and consultation with local real estate professionals. *This information is meant to provide a general "snapshot in time" of the Iron County land market, and should not be considered comprehensive.*

#### **Rural Vacant Land**

- ❖ Listings generally range from about \$1,000 to \$3,000 per acre, with some listings as high as \$10,000

- ❖ Tracts with available waterfront generally sold for much higher
- ❖ Wooded lots generally were more expensive than open lands

#### Platted Rural Subdivisions

- ❖ Lots average about 5 acres in size
- ❖ Average listing price was about \$30,000
- ❖ Waterfront lots were significantly more expensive

### **Land Value Assessment**

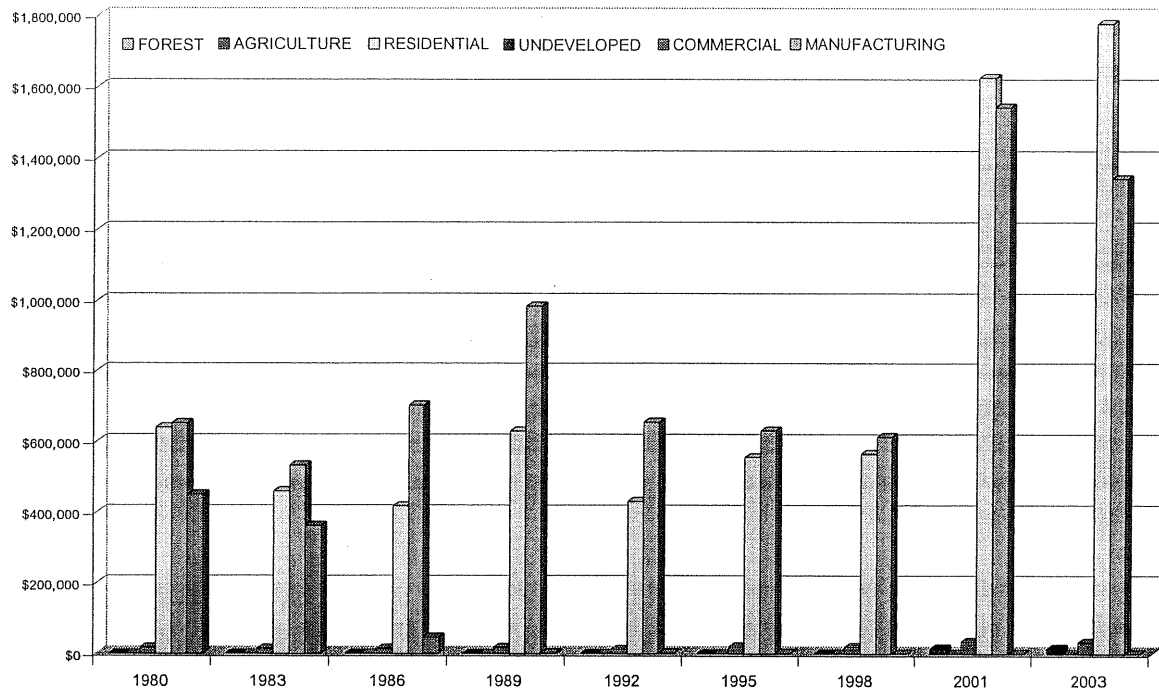
Assessed property values are established by local assessors, and represent *estimates* of the value of real property including land, buildings and improvements. The assessed property value is oftentimes slightly less than *full market value*, the value at which the property could be sold on the open market.

In 1995, the Wisconsin Legislature passed a law (use value law) that revised the method in which agricultural land is assessed for property tax purposes. This law replaced the fair market value standard with the use value standard (under which agricultural land is assessed at its rental value as agricultural land).

Figure 8.2 depicts the 1980-2003 property tax assessment values for the town of Pence. It is important to note that the values depicted in this table were adjusted using the Consumer Price Index (CPI) in order to reflect the value in 2004 dollars.



Figure 8.2: Town of Pence 1980-2003 Land Assessments



YEAR	RESIDENTIAL	COMMERCIAL	MANUFACTURING	AGRICULTURE	FOREST
1980	\$640,036	\$17,000	\$450,736	\$0	\$651,982
1983	\$459,756	\$13,874	\$362,255	\$0	\$533,119
1986	\$417,980	\$13,645	\$45,598	\$0	\$702,275
1989	\$629,423	\$17,709	\$2,595	\$0	\$984,207
1992	\$430,546	\$11,738	\$2,159	\$0	\$654,657
1995	\$554,982	\$19,626	\$994	\$0	\$630,503
1998	\$565,461	\$18,582	\$0	\$0	\$612,844
2001	\$1,625,778	\$33,670	\$0	\$0	\$1,542,512
2003	\$1,777,340	\$32,443	\$0	\$0	\$1,343,021

Source: Wisconsin Department of Revenue  
(Values adjusted for inflation, expressed in year 2004 dollars)

## 8.7 FUTURE LAND USE

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character.

The future land use component is the focal point of the Town of Pence Comprehensive Plan. This element is built upon the community's vision for the future and is intended to provide guidance for community growth and development. The land use element seeks to accommodate future growth by providing ample lands for residential, commercial, industry, agriculture, and

open space. Additionally, the element seeks to guide future growth away from areas of the community where natural constraints such as wetlands, steep slopes, and floodplains exist. It is also a primary function of this element and the plan in general to strive to preserve the unique rural character, reduce potential conflict, and enhance the quality of life for residents and visitors.

## 8.8 PROTECTING PRIVATE PROPERTY RIGHTS

The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Private property rights were respected throughout the Town of Pence comprehensive planning process. This plan was developed through an open, community-based, citizen participation process which focused upon balancing the needs of private landowners with the needs of the larger community.

Wisconsin law holds private property ownership in very high regard. Although private landowners are generally free to do as they wish with their property, there are limits on unconditional ownership. Landowners are prohibited from using their property in a manner that jeopardizes public health safety. Furthermore, the actions of a private landowner cannot cause an “unreasonable” interference with another landowner’s use of their property.

The Town of Pence has worked diligently to minimize future conflict potential and to protect the rights of individual landowners to continue to use their property. The town will continue to work with all private landowners to ensure the best possible future for the community.

## 8.9 LAND SUPPLY

Providing an adequate supply of land suitable and available to meet long-term residential, commercial, industrial, agricultural, public/institutional, and open space needs of the community is a foundation of long-range planning. Not all vacant land is suitable and available for development, due to the presence of **development constraints** such as steep slopes, wetlands, floodplains, and/or ownership limitations such as public lands. Development constraints are depicted individually in the Natural, Agricultural, and Cultural Resources Element of the Town of Pence Comprehensive Plan. Select environmental and land management constraints are portrayed collectively in Map X.X, titled “Combined Constraints”.

The available land supply in the Town of Pence was analyzed in Table X.X. The purpose of this analysis is to determine the total acreage available for future growth and development. Table 8.4 is meant to provide general information of the “potentially” available acreage remaining in the Town of Pence. Each of the “factors” (ownership, land use and environmental) was deducted individually from the overall land base. In cases where factors were overlapping, only one was

used so as not to duplicate acreage. For example, acreage of wetlands on county forests was not counted in the analysis, as this area was already deducted from the total area of public lands.

Table 8.4: Town of Pence Land Supply		
	Acres	Percent of total land area
<b>Land Ownership Factors</b>		
Iron County Forest	13,041	56.5%
State Lands	121	0.5%
Total	13,162	57.0%
<b>Existing Land Use Factors</b>		
Existing development	42	0.2%
Parks and Recreation Lands	5	0.0%
Managed Forest Law MFL	478	2.1%
Forest Crop Law FCL	665	2.9%
Industrial forest lands	193	0.8%
Total	1,383	6.0%
<b>Environmental Factors</b>		
Surface Waters	2,507	10.9%
Wetlands	6,129	26.5%
Slopes (20% and Greater)	414	1.8%
<b>Constraints Analysis</b>		
Public Lands	13,162	57.0%
Existing Land Use	1,383	6.0%
Surface Waters	2,507	10.9%
Wetlands <sup>1</sup>	1,233	5.3%
Steep Slopes <sup>2</sup>	187	0.8%
<b>Total Constraints</b>	<b>18,472</b>	<b>80.0%</b>
<b>Total Land Area</b>	<b>23,086</b>	<b>100.0%</b>
<b>Remaining Land Area</b>	<b>4,614</b>	<b>20.0%</b>

Source: GIS Analysis, various data sources

### **Constraints Mapping**

Resources identified in *Natural, Agricultural and Cultural Resources Element* presents various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

<sup>1</sup> 4,896 acres of wetlands occur in other existing use or ownership category.

<sup>2</sup> 236 acres of steep slope areas occur within other existing use or ownership category

Land management constraints include lands under public ownership. These lands are excluded from the overall developable land base, regardless of environmental constraints which may be present.

Map X.X (Combined Constraints) reflects those areas encompassed by select environmental and land management constraints, including:

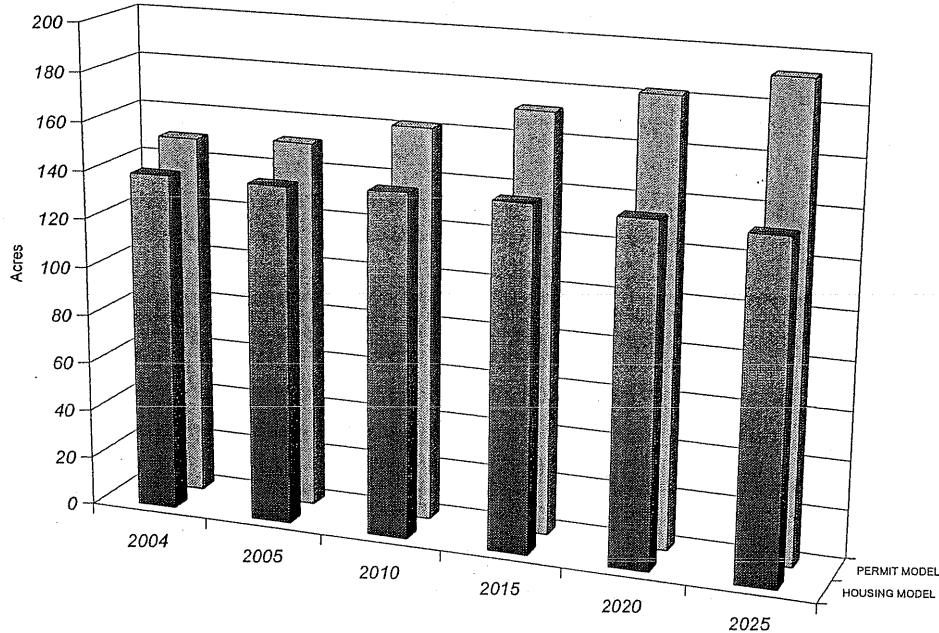
Lakes  
 Rivers and Streams  
 Wetlands  
 Steep Slopes (20% and greater)  
 Public Lands  
 Lands Enrolled in Forest Tax Programs (including industrial forest)  
 Existing Development  
 Existing Agricultural Lands  
 Parks and Recreation Lands

*(This map is not intended to be comprehensive and should be used for general planning purposes only.)*

Figure 8.3

Projected Residential Land Demand 2005-2025

Town of Pence



	2004	2005	2010	2015	2020	2025
HOUSING MODEL	139	139	141	141	139	137
PERMIT MODEL	149	151	162	172	182	192

## 8.10 PROJECTED LAND DEMAND

Future residential land demand in the Town of Pence was estimated using the housing unit forecasts discussed in the Housing Element.

### Permit based housing unit estimate

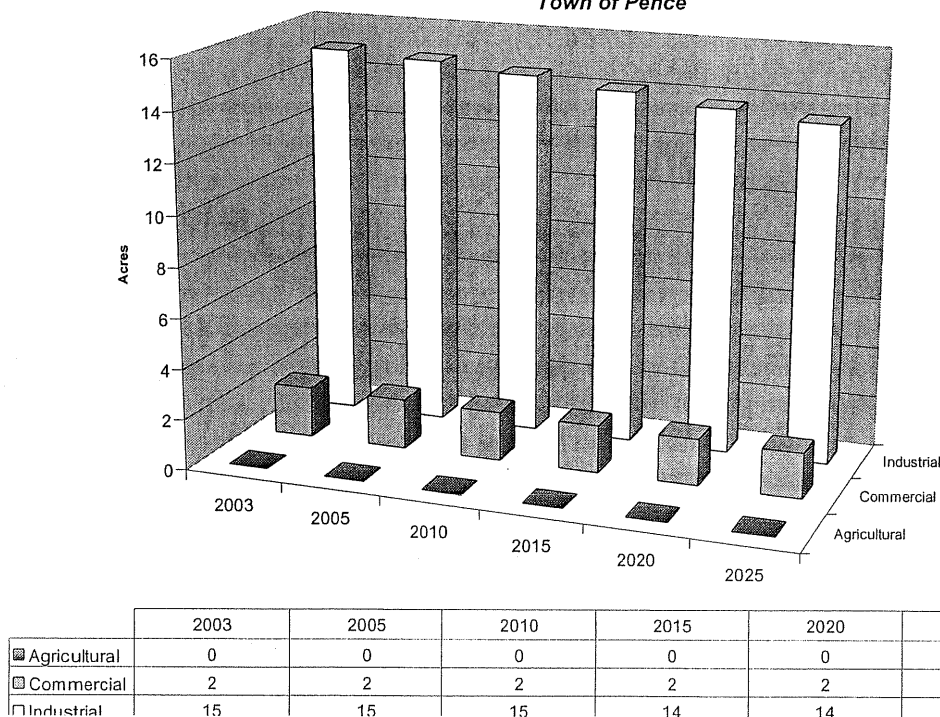
### DOA household based estimate

Both estimates identify a specified number of **HOUSING UNITS** at five-year increments throughout the 20-year planning period. This information was correlated with the existing minimum zoning standards to produce residential parcel size estimates.

Existing residential locations were cross-referenced with the zoning map to create a community development profile. This profile indicates the relative proportion of existing residential development within each zoning category. This proportion was multiplied by the projected number of housing units in each projection year (2005, 2010....) to determine the number of future housing units within each zoning category. To complete the analysis, the existing minimum development requirements were applied to the future development units in each category to derive a future acreage value. This analysis makes two assumptions: 1) The community development profile will remain the same throughout the planning period, and 2) because the analysis applies the minimum zoning standards to future development, the derived value is the **MINIMUM** acreage which will be required to support the projected growth.

**Figure 8.4**

*Projected Commercial, Industrial and Agricultural Land Demand 2005-2025*  
*Town of Pence*



The land use inventory indicated that there was about 24 acres of residential land use in the Town of Pence. This figure only accounts for that proportion of a parcel which is used directly for residential purposes. A parcel-based area use estimate was used to project future land needs. This estimate includes not only that area which is directly used for residential purposes but also the surrounding 'secondary residential' area. For example, a rural five-acre parcel may have less than one acre of 'true' residential use, with the remaining lands classified as forest or agriculture. Under the projection method used, all of this five-acre parcel would be classified as residential, even though this is a secondary use to a large portion of the parcel area.

Forecast commercial, industrial and agricultural land demand is based upon historical land assessment changes.

### **What these Forecasts Mean**

It should be noted that the Town of Pence land use demand projections are based on trends and assumptions, and cannot account for unforeseen changes in the demographic, social or economic conditions within the community. The community should use this information as a general guide to:

- ❖ allocate sufficient lands to accommodate forecast growth,
- ❖ plan for public services, utilities, transportation and facilities,
- ❖ economic development planning, and
- ❖ protect natural resources.

## **8.11 GROWTH COSTS**

The community development pattern significantly influences the costs of providing government and utility services to rural residents. Local units of government frequently have difficulty financing services and are continually searching for ways to generate revenue. Often times, local government seeks to increase the community tax base as a means of generating revenue. However, increasing evidence is becoming available which refutes this theory. In fact, some studies suggest that this method actually worsens the problem. The revenues generated by commercial and industrial development are oftentimes much more significant than that of residential development, and these forms of development generally "pay their way" with respect to government and utility services. Residential development, however, can place a higher demand for services that are not fully offset by the tax revenue generated (American Farmland Trust 1992,1993). As residential growth increases, this disparity can grow larger, further exacerbating the problem.

Additionally, the existing development ordinances generally support a scattered rural growth pattern, which further increases costs. The existing land use regulatory structure does not have mechanisms to encourage, promote, or support cost-effective development; and there are no incentives to landowners for engaging in cost-reducing development activities.

The Town of Pence supports a rural development pattern that promotes efficiency and serves to reduce the costs to government and utilities. It is recommended that the town measure the public costs of proposed future development against the public benefits. A compact and cost-effective development pattern should be defined in the town's preferred future development pattern map. Additionally, the town can reduce development costs through the use of development techniques such as cluster or "conservation design" methods.

## 8.12 OPPORTUNITIES FOR REMEDIATION AND REDEVELOPMENT

Sound planning seeks to identify community redevelopment options and potential "**smart growth areas**" or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

There are no known redevelopment opportunities in the Town of Pence. Much of the community is currently undeveloped.

### **WDNR Bureau of Remediation and Redevelopment Information**

The Wisconsin Department of Natural Resources GIS Registry of Closed Remediation Sites depicts closed sites with groundwater contamination remaining above NR140 enforcement standards or soil contamination above NR720 residual contaminant levels. There are no sites within the Town of Pence found in this registry. For additional information on the registry and Iron County sites, please refer to the on-line registry at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Within the Town of Pence there are three sites listed in the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. Open sites are contaminated sites in need of cleanup or where cleanup is still underway. Closed sites are those that have completed all cleanup requirements and have received a case closure letter from DNR or spills that require no further cleanup.

#### LUST Site 1

Name: Private Business  
Type: Soil Contamination (gasoline)  
Status: **Open** as of 08/12/2004

#### LUST Site 2

Name: Private Business  
Type: Soil Contamination (gasoline)  
Status: **Closed** 05/20/2002

#### LUST Site 3

Name: Pence Town Garage  
Type: Soil Contamination (diesel)  
Date Closed: 02/19/1996

For additional information, including locations of these sites, please refer to the BRRTS web database on the Wisconsin Department of Natural Resources web page at <http://dnr.wi.gov/org/aw/rr/brrts/index.htm>.

### **Waste Disposal Sites**

The Wisconsin Department of Natural Resources publishes a registry of known waste disposal sites in Wisconsin. The registry was created by the WDNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur in the future. Three former sites are known to exist within the Town of Pence, including:

Facility Name: Town of Pence  
Legal Desc: Not Listed

Facility Name: Town of Pence  
Legal Desc: SE-SW S32, T46N-R1E

Facility Name: Whitecap Mountain Resort  
Legal Desc: NW S5, T45N-R1E

## **8.13 LAND USE CONFLICTS**

One of the primary goals of comprehensive planning is to reduce the potential for land use conflicts. In a rural setting, such as that found in the Town of Pence, land use conflicts generally are generally either

- 1) conflicts with the **individual** landowner or
- 2) uses which are undesirable to the **community as a whole**.

Land use conflicts may arise through sights, sounds, smells, or other activities on the landscape. This type of conflict is relatively common in cases where residential land use infringes upon areas of agricultural use. Typically, these types of conflict represent conflicts with individual landowners as both agricultural and residential uses are generally considered “desirable” land uses by the community.

The second type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed electrical transmission line or large-scale landfill may be widely opposed by the community as a whole. These types of conflict can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions.

A primary tool for reducing the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of development proposals. Plan policies should establish the framework for evaluating future development proposals and establish the criteria or performance standards required.

### **Examples of Potential Land Use Conflicts**

Wireless communications facilities  
Utility lines  
Landfills  
Industrial operations

Jails, prisons, or group homes  
Mining operations  
Transportation, and related facilities



## Large-scale animal operations

Care was exercised by the Town of Pence to provide a future land use pattern that was coordinated and minimized the potential for land use conflict. In order to continue to reduce the potential for conflict, the town should remain cognizant of changes in planning and development requirements of adjacent and overlapping jurisdictions. Furthermore, the town should continue to communicate with neighbors and with the county on land use issues and policy.

## 8.14 FUTURE LAND USE MAP

### **Background**

The Future Land Use Map for the Town of Pence provides a visual depiction of the preferred development pattern for the Town of Pence. This map is intended to serve as a development guide for landowners, the Town of Pence, and Iron County. This map, land use category descriptions, and the development guidelines outlined in the **Implementation Element** will be used to evaluate future development proposals. The future land use map is **not** a zoning map and does not alter the existing zoning on each property. As such, landowners may continue to use their property in a legal manner, in accordance to the provisions of the Iron County Zoning Ordinance.

The Future Land Use Map is to be used by the Town of Pence Plan Commission to review and evaluate future land use proposals. The map and supporting narrative should be used by the plan commission to review rezoning requests, land divisions, and other types of development applications and to make recommendations to the Town of Pence Board of Supervisors. Furthermore, Iron County should consider this map and supporting narrative in its land use decision-making process and should base any future zoning amendments on the provisions of this document.

### **How the Map was Developed**

Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which embraced the community vision as expressed by the citizens in their responses to the survey. These tools were utilized in conjunction with an analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development.

Finally, growth forecasts based on the projections found in the *Issues and Opportunities* and *Housing Elements* provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map and supporting narrative.

### **Future Land Use Categories**

The Town of Pence Future Land Use Plan delineates X **broad** categories of future land use. These categories are, in some cases, consistent with the existing land use classification and

simply represent a continuation of the existing situation. In other cases, the future category may be different from existing use and/or zoning classification, representing a recommended shift in use. When and whether these areas should be rezoned to be consistent with the provisions of the Town of Pence Comprehensive Plan is at discretion of the Iron County Zoning Department.

### **Category Descriptions**

## **8.15 LAND USE GOALS AND OBJECTIVES**

A set of recommended goals and objectives has been developed to assist the Town of Pence in dealing with existing and future land use activities.

**Goal: Encourage long range planning, in cooperation with neighboring towns and the county, to manage growth and preserve the quality of life in Pence while protecting its natural and cultural resources.**

- Objective 1    Develop a land use plan for the town.
- Objective 2    Direct new development, such as using cluster development, in and around existing development to limit expense of extending town services.
- Objective 3    Encourage new town property buyers to preserve natural, aesthetic character of their land.
- Objective 4    Consider the use of a subdivision regulation to insure that developments are consistent with providing adequate infrastructure for the health and safety of residents, protects the environment, and reduces public facility development costs for the town.
- Objective 5    Discourage the fragmentation of large forest tracts.
- Objective 6    Develop and adopt an “official” map for the Town showing the “village proper” and town boundaries, existing and planned public facilities, historic/cultural resources; which can be used to define the limits of where building permits will be issued and/or town services will be extended. This official map should be done in cooperation with County GIS system.
- Objective 7    Consider using impact fees assessed on new developments to help pay for the capital improvements needed to serve the development.
- Objective 8    With the Town of Carey and Friends of the Gile Flowage, Inc, develop a watershed scale land use plan for the Gile Flowage that integrates the recommendations of the town’s broader comprehensive land use plans, with specific recommendations for protecting and enhancing the Gile Flowage.

Objective 9    Encourage tree plantings, natural vegetative screening, and shielding of lights on all commercial developments.